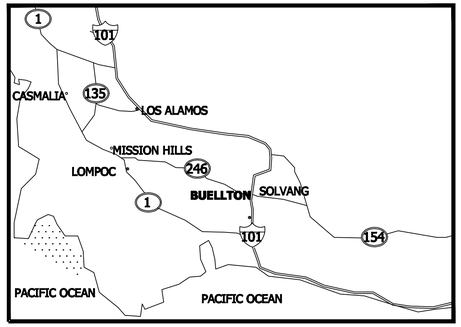
CITY OF BUELLTON

EIGHT SINGLE RESIDENTAL HOUSE DEVELOPMENT DRAWINGS

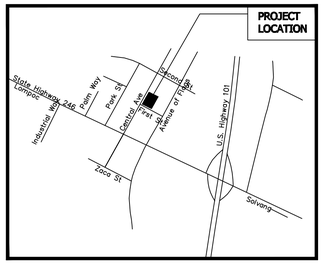
FOR

THE CENTRAL HOMES

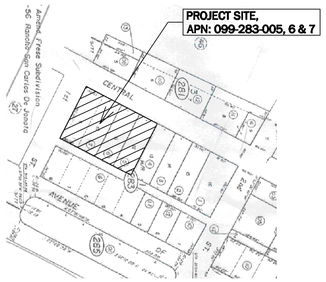
410 CENTRAL AVE, BUELLTON, CA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE
NORTH



ASSESOR'S PARCEL MAP
NO SCALE

GENERAL NOTES:

1. All relevant improvement sizes, diameters, elevations, depths, and materials specified on the approved plans must be checked by the civil engineer, architect or surveyor in the field during and/or after construction. Note that critical pipe invert elevations and pipe lengths must be checked by the civil engineer, architect or surveyor and approved by the City prior to paving any portion of the site, and in some cases prior to installation of catch basin lids or manhole cones or lids.

2. All grate and invert elevations, and all pipe lengths shall be clearly marked in some way on the approved Record Drawings. The preferred format for is to draw a line through design elevations, lengths, etc, and to show the as-built value in an "as-built cloud."

3. All stormwater detention / retention storage volumes shall be clearly shown as "calculated Record volumes" on the Record Drawings. Not that Record volumes must be provided to the City for review and approval prior to paving any portion of the site.

4. To facilitate the preparation of detailed Record Drawings, the civil engineer, architect or surveyor may add a note which states that "Unless otherwise shown on these Record Drawings, all improvements shown hereon are the same diameter, length, and or size, and/or constructed of the same materials as shown on the approved plans."

5. After approval of the Record Drawings, the civil engineer, architect or surveyor shall provide the City with the originally approved plan mylar correctly marked as a Record Drawing, or a photo mylar of the approved plans correctly marked as a Record Drawing.

6. After approval of the Record Drawings the design professional is required to provide the City Management Services Department with a digital copy of the approved Record Drawing(s) in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

GENERAL PUBLIC IMPROVEMENTS NOTES

TRENCH EXCATION-WITHIN EXISTING ROADWAY

1. ALL CUTS INTO EXISTING ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, SAWED, OR WHEEL-CUT LINES.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF INDUSTRIAL RELATIONS DEVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL-OSHA) WHEN TRENCH EXCAVATIONS EXCEED 5'-0". CONTRACT CALOSHA AT (818) 901-5403 (HEALTH AND SAFETY CODE 17922.5).
3. PAVEMENT EDGES CRACKED OR BROKEN ALONG THE TRECH LINE BY THE CONTRACTOR'S OPERATIONS SHALL BE SAWN AT REMOVAL LINES DETERMINED BY THE PUBLIC WORKS INSPECTOR. EXISTING PAVEMENT JOIN LINES SHALL BE NEATLY SAW CUT IMMEDIATELY PRIOR TO THE PAVING OPERATION.
4. IN ALL CASES WHERE SOIL CONDITIONS ARE FAVORABLE TRECH EXCAVATION SHALL BE VERTICAL.
5. TRENCH EXCAVATION SHALL BE IMMEDIATELY REMOVED FROM PROJECT LOCATION. AT NO TIME, UNLESS DIRECTED BY THE PUBLIC WORKS INSPECTOR, SHALL TRENCH EXCAVATION BE ALLOWED TO REMAIN WITHIN STREET OR ALLEY RIGHT-OF -WAY.
6. TRENCH BACKFILL FROM ONE-FOOT ABOVE UTILITY TO SUBGRADE SHALL BE ONE-SACK CEMENT SLURRY. SLURRY CEMENT BACKFILL SHALL CONFORM TO THE PROVISIONS IN SUBSECTION 19-3.062, "SLURRY CEMENT BACKFILL," OF THE CALTRANS STANDARD SPECIFICATION AND THESE PLANS.
7. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER TRENCH BACKFILL AND COMPACTION IF THAT PAVEMENT. ASPHALT CONCRETE CONLD MIX SAHLL BE TYPE SC-800.
8. THE TEMPORATY COLD MIX PATCH MUST E PLACED IMMEDIATELY ATER TRECH BACKFILL AND COMPACTION IF THAT PAVEMENT. COMPACTIN SHALL BE 95 PERCENT (MINIMUM) OF MAXIMUM DENSITY.
9. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 39, "ASHALT CONCRETE," OF THE CALTRANS STADARD SPECIFICATIONS, AND THESE PLANS.
10. ASPHALT USED AS BINDER FOR ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO SUBSECTION 39-2.01, "ASPHALT," AND SECTION 92, "ASPHALTS," OF THE CALTRANS STANDARD SPECIFICATIONS. THE GRADE OF ASPHALT BINDER TO BE MIXED WITH AGGREGATE SHALL BE AR-400.
11. ASPHALT CONCRETE FOR TRENCH RESURFACING SHALL BE TYPE B, 7INCH MAXIMUM, MEDIUM, GRADING.
12. PRIOR TO SPREADING ASPHALT CONCRETE A PAINT BINDER (TACK COAT) SHALL BE APPLIED TO EXISTING ASPHALT CONCRETE AND VERTICAL SURFACES TO BE JOINED AND SHALL BE SS-1.
13. THE AREA TO WHICH TACK COAT HAS BEEN APPLIED SHALL BE CLOSED TO PUBLIC TRAFFIC. CARE SHALL BE TAKEN TO AVOID TRACKING TACK COAT MATERIAL ONTO EXISTING PAVEMENT SURFACES BEYOND THE LIMITS OF CONSTRUCTION.

WATER

1. CITY WATER DIVISION PERSONAL WILL OPERATE ALL GATE VALVES NECESSARY FOR SHUTDOWN OF EXISTING PUBLIC WATERLINES. THE CONTRACTOR SHALL NOTIFY THE WATER SUPERINTEDENT AND PUBLIC WORKS INSPECTOR AT LEAST 3-DAYS PRIOR TO ANY REQUIRED SHUTDOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A MINIMUM 48 HOURS ADVANCE WRITTEN NOTICE TO EFFECTED CUSTOMERS PRIOR TO WATER SHUTDOWN.
2. CONNETIONS TO THE EXISTING WATERLINE SHALL BE DONE ONLY AFTER THE CONTRACTOR HAS OBTAINED BACERIOLOGICAL CLEARANCE AND ONLY IN THE PRESENCE OF THE CITY PUBLIC WORKS INSPECTOR OR AUTHORIZED REPRESENTATIVE, IS PRESENT.
3. HIGH-CHLORINATED WATER USED TO DISINFECT NEW WATER MAINS SHALL BE DECHLORINATED BEFORE FLUSHING INTO THE ENVIRONMENT IN THE PRESENCE OF THE CITY PUBLIC WORKS INSPECTOR OR CITY WATER DIVISION.
4. THE CITY WATER DIVISION WILL MONITOR ALL WATERLINE FLUSHING AND DECHLORINATION. ALL TESTING AND SAMPLES TAKEN FOR CHLORINE RESIDUAL, PIPELINE DISINFECTION I.E. BACTERIOLOGICAL AND OTHER TESTS AS REQUIRED WILL BE TAKEN BY THE CITY WATER DIVISION. ALL COSTS ASSOCIATED WITH THE THIS MENTIONED MONOTORING, TESTING AND SAMPLING WILL BE ON A TIME AND MATERIALS BASES PAID FOR BY THE DEVELOPER.
5. THE CONTRACTOR IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS SHALL PERFORM ALL CONNECTIONS TO CITY WATER SYSTEM.
6. AFTER ALL WATER FEES HAVE BEEM PAID, THE OWNER / CUSTOMER SHALL SCHEDULE FOR THE INSTALLATION OF WATER METER(S) BY SIGNING UP FOR WATER SERVICE AT THE UTILITY BILLING DEPARTMENT LOCATED AT LOMPOC CITY HALL, 100 CIVIC CENTER PLAZA. BEFORE WATER METER(S) WILL BE SET FOR THE PROJECT THE ADDRESS SHALL BE CLEARLY POSTED ON SITE.
7. WATER METERS WILL REMAIN LOCKED-OFF UNTIL ALL REQUIRED BACKFLOW DEVICES HAVE BEEN INSTALLED AND TESTED, AND AFTER TEST FORMS HAVE BEEN TURNED IN TO THE WATER DIVISION ISSUES AN APPROVAL FOR OCCUPANCY.
8. ON DEVELOPMENTS WITH MULTIPLE WATER METERS THE CONTRACTOR SHALL CLEARLY MARK ON TOP OF EACH WATER METER BOX (WITH WASHABLE PAINT) THE ADDRESS OF THE UNIT IT WILL SERVE. THE WATER DIVISION SHALL BE CONTACTED TO VERIFY WATER METER ADDRESS(ES) BEFORE THE WATER DIVISION ISSUES AN APPROVAL FOR OCCUPANCY.

SANITARY SEWER

1. CONNECTIONS TO THE EXISTING SANITARY SEWER SHALL BE DONE ONLY IN THE PRESENCE OF THE CITY PUBLIC WORKS INSPECTOR OR AUTHORIZED REPRESENTATIVE.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATIONS OF ALL SANITARY SEWER LATERALS, TREES AND STUDOUTS. THIS RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER, AND PLOTTED ON THE REQUIRED "RECORD DRAWINGS."

PROJECT DESCRIPTION

*ZONING RM-16: 16 UNITS x 30.000/43.560 SF = 11.02 UNITS >>8 UNITS.
*PROPOSED BUILDING FLOOR:
PLAN 1-BLDG 1&5 = 1120 SF x 2 = 2240 SF
PLAN 2-BLDG 2&3, 6&7 = 1100 SF x 4 = 4400 SF
PLAN 3-BLDG 4&8 = 1100 SF x 4 = 2200 SF
8840 SF
* BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE = 8840 SF
- LOT COVERAGE: 8840/30.000 = 29.5%<30%
- SMALL LOT 3496 SF > 2722SF: MIN LOT: 2.722 SF
* OPEN SPACE: 15,340 SF
- LANDSCAPING AREA = 10,148 SF
- PRIVATE BACCONY = 375 SF
- PRIVATE PORCH/PATIO = 817 SF
- CENTRAL PATHWAY W/ BBQ AREA = 4,000 SF
**OPEN SPACE COVERAGE = 15,340 SF / 30,000 SF = 51 %

LEGAL DESCRIPTON:

PARCEL A: (APN: 099-283-007)
LOTS 9 AND 10 IN BLOCK 1 OF THE FRESE SUBDIVISION OF THE TOWN OF BUELLTON, BEING A PART OF TRACT 8 OF THE SUBDIVISION OF A PART OF THE RANCHO SAN CARLOS DE JONATA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9, PAGE 77 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY.
PARCEL B: (APN: 099-283-005 & 006)
LOTS 11 AND 12 IN BLOCK 1 OF FRESE SUBDIVISION OF THE TOWN OF BUELLTON,IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP THEREOFF RECORDED IN BOOK 9, PAGE 77 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF PROPERTY HEREIN DESCRIBED AS DESCRIBED IN THE DEEDS FROM H, E DAILY, ET UX., TO THE STATE OF CALIFORNIA, RECORDED AUGUST 14, 1947 IN BOOK 738, PAGE 331 OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 2, 1947 IN BOOK 734, PAGE 462 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EASEMENT

PER TITLE REPORT, THERE ARE NO EASEMENT

PROPOSED EASEMENT

1. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 2 AND 3
2. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 6 AND 7
3. 20' PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT
4. 10' PUBLIC UTILITY EASEMENT
5.. 2" WIDE ROAD PURPOSE EASEMENT

BASIS OF BEARING

BEARING AND ELEVATIONS ARE PER 177/RS/89-90
DISTANCE ARE PER 9/MS/77
EL = 365.90 CITY NAVD 88

FLOOD INFORMATION

THE PROJECT SITE LIES WITHIN OTHER AREAS ZONE X,
WHICH IS DESCRIBED / DETERMINED TO BE OUT SIDE
THE 0.2% ANNUAL CHANGE FLOOD PLAN

TEMPORARY BENCH MARK

SET NAIL IN CONCRETE
EL. 2365,90
CITY NAVD 88

DRAWING INDEX

T	TITLE SHEET
C -1	SITE PLAN
C -2	PRELIMINARY GRADING AND DRAINAGE PLAN
C -3	EROSION CONTROL PLAN
C -4	CROSS SECTIONS AND DETAILS
A -1	PLAN - 1, FLOOR PLAN AND ELEVATIONS
A -2	PLAN - 2, FLOOR PLAN AND ELEVATIONS
A -3	PLAN - 3, FLOOR PLAN AND ELEVATIONS
A -4	COLORED ELEVATIONS
L P-1	PRELIMINARY LANDSCAPING / PLANTING PLAN
LC-1	SCHEMATIC LANDSCAPE LIGHTING PLAN
L1-1	IRRGATION PLAN
L1-1A	HYDROZONE PLAN
TM	TENTATIVE MAP

PROPOSED PROJECT TEAM

PEOJECT OWNER;
E & J INVESTMENTLLC , (310) 263-7400

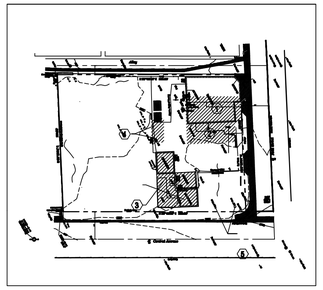
PROJECT MANAGER;
S. KIM , , E&J INVESTMENT, LLC

CIVIL/SOIL ENGINEERS;
BRAUN & ASSOCIATES, (805) 688-5249

ARCHITECTS/ENGINEERS;
J &C ARCH and ENGINEERS, (909) 331-5735

LANDSCAPING ARCHITECTS ;
SQLA INC. (562) 905-0880

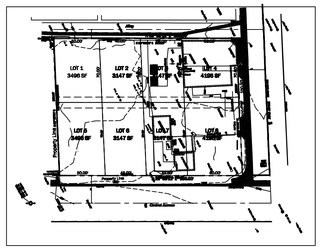
SURVEYOR;
COAST ENGR& SURVEYORS, (805) 440-3348



DEMOLITION PLAN
NO SCALE
NORTH

DEMOLITION NOTES:

1. REMOVE 1680 SF MASORY BLDG W / 1- BATH RM AND 5- HOOD SYSTEM
2. REMOVE 1210 SF WARE HOUSE BLDG - TIMBER STRUCTURE
3. REMOVE 2 RESIDENT HOUSES W / 1- BATH - 950 SF
4. REMOVE 3 - STORAGE SHIELD W / CONC. PAD 800 SF
5. REMOVE 2 - 24" Ø PINE TREES



LOT LAYOUT
NO SCALE
NORTH

ABBREVIATIONS:

CLF	CHAIN LINK FENCE
DSP	DOWN SPOUT
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB
H CAP	HANDICAP
IP	IRON PIPE
SC/O	SEWER CLEAN/OUT
WV	WATER VALVE
F.L	FLOW LINE
P.L	PROPERTY LINE
R.W	RIGHT OF WAY
(E)	EXITSTING

NOTE: APPROVAL BY THE CITY ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER AND/OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMINTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

REV. #	DESCRIPTION	CK'D	APP'D	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION
CITY OF BUELLTON

THE CENTRAL HOMES
410 CENTRAL AVE., BUELLTON., CA.
APN 099-283-005, 006 & 007

DRN. BY: DES. BY: CK'D. BY:
PLAN CHECK CONSULTANT DATE
CITY ENGINEER RCE Number DATE
WDD # SHEET X OF X FILE NO. CBUE-

1-800-227-2600
DIG ALERT
PLAY IT SAFE DIAL BEFORE YOU DIG
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION

REVISION				REFERENCES			
NO.	REASON	APP.	DATE	NO.	DESCRIPTION	APP.	DATE
1.	CITY CORRECTION		.....				
2.	CITY CORRECTION		.....				
3.	CITY CORRECTION		.....				
4.	CITY CORRECTION		.....				

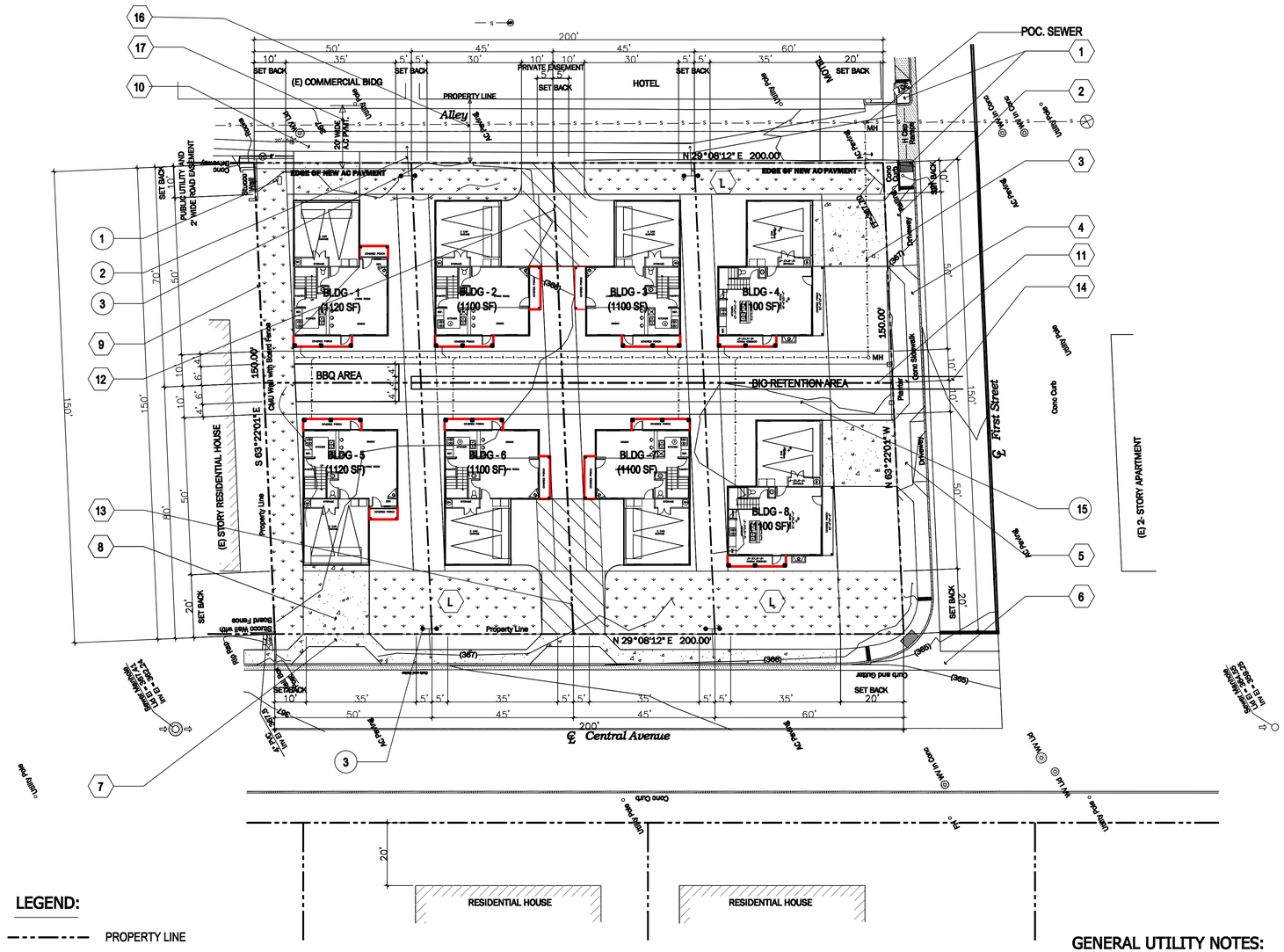
REGISTERED PROFESSIONAL ENGINEER SANG WOOK KIM NO.C38346 EXP. 03-31-2010 CIVIL STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION
SANG WOOK KIM C38346
On-Site Grading Reviewed to be in fonformance with Appendix Chapter 33, of the 1997 U.B.C. and Public IMPS. APPROVED BY:
CITY ENGINEER DATE

PLANS PREPARED BY:
E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

CITY OF BUELLTON
THE CENTRAL HOMES
TITLE
SHEET NO. T

DESIGNED : JS	DRAWN: JS	CHECKED SK	SCALE: NO SCALE
DESIGN DATE: 5/2017	DRAWING NO:	SHEET 1 OF 5	JUNE . 2017



GENERAL NOTES:

1. EXIST HANDICAP RAMP (SIDE WALK)
2. CUT AND REMOVE (E) CONC. SIDE WALK AND CONSTRUCT TO MATCH WITH (E) SIDE WALK
3. CONSRUCT DRIVEWAY AND SIDE WALK AS PER SANTA BARBARA COUNTY STD. DWG 1/C-4 AND 2/C-4
4. EXIST. CONC. SIDE WALK
5. EXIST. CONC. DRIVEWAY
6. EXIST. STREET CONC. GUTTER
7. CONSTRUCT CONC. SIDE WALK MATCH TO (E) CONC. SIDE WALK
8. CONSTRUCT CONC. DRIVEWAY, TYP. OF 6
9. EXIST. 8' HIGH CMO W/ WOOD FENCE
10. EXIST. CONC. GUTTER
11. 4' WIDE BIO RETENTION CELL, SEE 5/C-4
12. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 2 AND 3
13. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 6 AND 7
14. 20' PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT
15. 4' WIDE PATHWAY WITH BLOCK AT BOTH SIDE OF RETENTION BASIN
16. EXISITING 20' WIDE ALLEY WITH APPROX. 17' AC PAVED AND THE LESS NON-PAVED
17. NEW 20' WIDE A LLEY PAVEMENT REQUIRED BY THE S.B.FIRE DEPARTMENT, SEE 4/C-4

L LANDSCAPING AREA

GENERAL NOTES

1. PROVIDE SURVEY STAKES ON THE PROPERTY LINE TO BE PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE.
2. ALL FACILITIES SERVING THE PROJECTSHALL BE PROVIDED WITH ACCESS COMPLYING DISABLED ACCESS REGULATIONS.
3. IF A POWERPOLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED PER STANDARD PLAN S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
4. ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CALY SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "D" (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS SECTION 208-2.
5. WYE OF TEE BRANCHES MAY BE USED FOR CONNECTIONS TO THE MAINLINE SEWERS EXCEPT AS NOTED.
6. IF DURING THE COURSE OF CONSTRUCTION, IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAINLINE OF HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPES SHALL BE ENCASED PER STANDARD PLAN S-23, CASE II , UNLESS OTHER WISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
7. ALL STRUCTURES SHALL BE EITHER BRICK SEWER MANHOLES PER STANDARD PLAN S-3 OR PRECAST CONCRETE SEWER MANHOLES PER STANDARD PLANS S-36, OR REINFORCED PRECAST CONCRETE MANHOLE PER STANDARD PLAN S-6, EXCEPT AS NOTED.
8. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET SANTA BARBARA OF CALIFORNIA STATE HIGHWAY REQUIREMENTS. IN ACCORDANCE WITH THE PERMITS.
9. FULL COMPLIANCE WITH SECTION 306-1.3.4. OF THE STANDARD SPECIFICATION WILL BE REQUIRED OF BACKFILL IN STREET CERTIFICATION OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED CIVIL ENGINEER SHALL BE PROVIDED BY THE PERMIT PRIOR TO THE ISSUANCE. OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
10. ALL BACKFILL AND FILLS OUTSIDE OF THE STREET RIGHT OF WAY SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D 1557-78 METHOD "D" UNLESS OTHERWISE SPECIFIED. THIS SHALL BE CERTIFIED BY A QUALIFIED CIVIL ENGINEER. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CONSTRUCTION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ACCEPTANCE OF
11. MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
12. SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-1/4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

LEGEND:

- PROPERTY LINE
- LOT LINE
- SET BACK LINE
- EASEMENT
- CONCRETE SIDE WALK AND DRIVEWAY
- W — WATER LINE, PRIVATE CONNECTION
- S — SEWER LINE
- 3/4" WATER METER

SITE PLAN

SCALE 1"=20'-0"

NORTH

GENERAL UTILITY NOTES:

1. 2 1/2" BACK FLOW PREVENTER, SEE 4/C-4
2. 4" VCP SEWER TO CONNECT PRIVATE SANITARY SEWER
3. 3/4" WATER METER, TYP OF 8.
4. 2" WATER CAP.

NOTE:

MORE DETAILS OF SEWER AND WATER IMPROVEMENTS, SEE ON SITE WATER AND SEWER PLAN TO BE PROVISEN DETAIL DESIGN

CAUTION:

CONTRACTOR TO VERIFY EXISTING UTILITY CROSSING AND CONNECTION 72 HOURS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.

GRAPHIC SCALE

0" 10" 20" 40" 60"

1"=20'-0"

NOTE: APPROVAL BY THE CITY ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER AND/OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMINTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

REV. #	DESCRIPTION	CK'D	APP'D	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION

CITY OF BUELLTON

THE CENTRAL HOMES
APN 099-283-005, 006 & 007

DRN. BY: DES. BY: CK'D. BY:

PLAN CHECK CONSULTANT — DATE

CITY ENGINEER — RCE Number — DATE

WDD # — SHEET X OF X — FILE NO. CBUE-

1-800-227-2600

DIG ALERT

PLAY IT SAFE DIAL BEFORE YOU DIG

AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION

REVISION				REFERENCES			
NO.	REASON	APP.	DATE	NO.	DESCRIPTION	APP.	DATE
1.	CITY CORRECTION		.....				
2.	CITY CORRECTION		.....				
3.	CITY CORRECTION		.....				
4.	CITY CORRECTION		.....				

REGISTERED PROFESSIONAL ENGINEER SANG WOOK KIM NO.C38346 EXP. 09-31-2019 CIVIL STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

On-Site Grading Reviewed to be in fonformance with Appendix Chapter 33, of the 1997 U.B.C. and Public IMPS. APPROVED BY:

CITY ENGINEER — DATE

PLANS PREPARED BY:

E&J INVESTMENT, LLC

20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

CITY OF BUELLTON

THE CENTRAL HOMES

SITE PLAN

DESIGNED : JS	DRAWN: JS	CHECKED SK	SCALE: NO SCALE	SHEET NO.
DESIGN DATE: 5/2017	DRAWING NO:	SHEET 1 OF 5		C - 1
				JUNE . 2017

APN 099 - 283 - 005 - 006 & 007

TEMP. BENCH MARK:

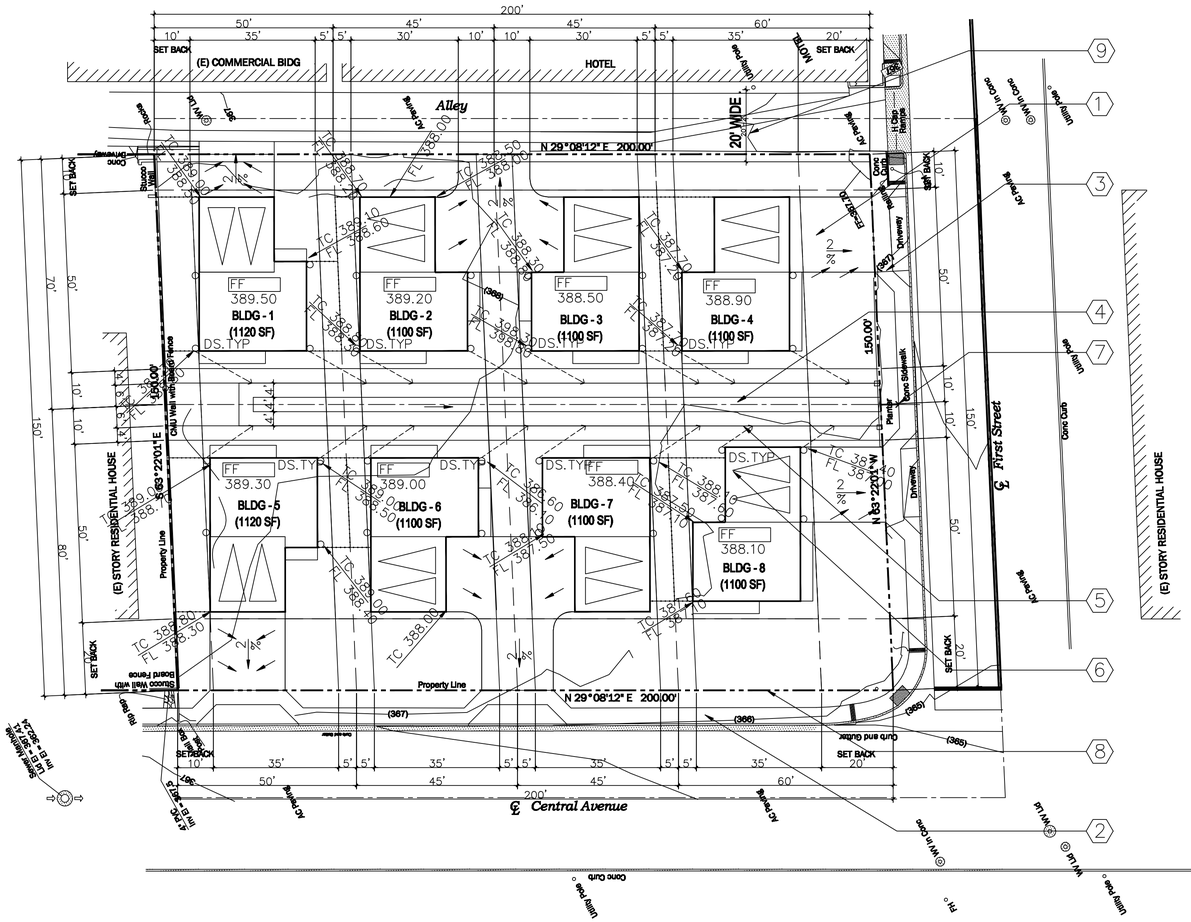
SET NAIL INCONCRETE
EL.365.90, CITY NAVD, 88

LEGEND:

- PROPERTY LINE
- CENTER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- CMU WALL
- FLOW LINE
- CURB FACE
- EXIST CONTOURS
- PROPOSE CONTOURS
- CONCRETE
- DOWN SPOUT

ABBREVIATIONS:

CLF	CHAIN LINK FENCE
DS	DOWN SPOUT
FH	FIRE HYDRANT
GM	GAS METER
HB	HOSE BIB



CONSTRUCTION NOTES

1. CONSTRUCT 3" AC OVER 10" CAB (PRIVATE DRIVES) W/ 1/3 OF POROUS BRICK DRIVEWAY, TYP. OF 8
2. CONSTRUCT PUBLIC SIDEWALK AS PER SB COUNTY STD TO MATCH (E) SIDEWALK.
3. SAW CUT (E) DRIVEWAY AND CONSTRUCT NEW DRIVE W/SIDEWALK AS PER DETAIL 2 ON DWG C-4.
4. 4" WIDE BIORETENTION CELL AS PER DETAIL ON DWG. C-4
5. 4' WIDE POROUS CONC WALKWAY AS PER DETAIL LANSCAPING DWG.
6. ROOF AREAS COLLECT RUNOFF AND ROUTE TO POROUS AREA/ BIORETENTION CELL VIA GUTTER AND DOWNSPOUTS.
7. CONSTRUCT CURB DRAIN PER APWA STD 150-2 CASE II INLET OR SB COUNTRY STD.
8. TEMPORARY 8' HIGH CHAIN LINK FENCE W/3' SILT FENCE INSIDE DURING CONSTRUCTION PERIOD.
9. SECURE 20' WIDE CLEARANCE/PAVEMENT ALLEY FROM EDGE OF (E)POWER POLE. AS PER REQUIRMENT OF THE SANTA.BARBARA.FIRE DEPARTMENT, SEE DETAI;L 4 ON DWG C-4.

INSPECTION NOTES

THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF WORK:

1) INITIAL: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.

2) ROUGH: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED AND THE REQUIRED STATEMENTS BY CONSULTANTS, INCLUDING THE FINAL REPORT ON COMPACTION, HAVE BEEN RECIEVED AND APPROVED.

3) FINAL: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED. OCCUPANCY WILL NOT BE PERMITTED UNTIL FINAL GRADING HAS BEEN APPROVED.

GENERAL GRADING NOTES

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE APPROVED PLANS, WITH SECTION 2, "GRADING, EXCAVATION, EARTHWORK," OF THE CITY STANDARD REQUIREMENTS, AND WITH THE APPLICABLE PROVISIONS OF APPENDIX 33" OF THE UNIFORM BUILDING CODE, LATEST EDITION. ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND THE OTHER APPROPRIATE PUBLIC AGENCIES.
2. GRADING SHALL NOT COMMENCE PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE CITY ENGINEERING DEVISION.
3. CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR AND THE SOILS ENGINEER AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK AND OF THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.
4. ALL GRADING SHALL BE IN CONFORMANCE WITH THE SPECIFIC RECOMMENDATIONS AND STANDARD GRADING SPECIFICATIONS CONTAINED, IN THE SOILS ENGINEERING REPORT REFERENCED BELOW:

EXAM NO.
DATED: _____ PREPARED BY: _____
SIGNED BY: _____
MAILING ADDRESS: _____ PHONE NUMBER: _____

5. GRADING SHALL ALSO BE IN CONFORMANCE WITH RECOMMENDATION MADE BY THE SOILS ENGINEER DURING OBSERVATION AND TESTING OF SITE PREPARATION, GRADING AND DEVELOPMENT WORK.
6. FOR ANY CONFLICT BETWEEN THE PLANS AND THE RECOMMENDATION AND/OR SPECIFICATIONS OF THE SOILS ENGINNER, THE MORE STRINGENT SHALL GOVERN.
7. SHOULD ANY UNUSUAL SOIL CONDITION BE ENCOUNTERED, OR COVERED OR DESCRIBED IN EXISTING SOILS REPORT(S) THE SOILS ENGINEER SHALL CONTACTED FOR PRIOR TO CONTINUATION OF GRADING OPERATIONS IN THE AREA BY THE UNUSUAL SOIL CONDITION ENCOUNTERED.
8. ALL GRADING SHALL BE OBSERVED AND TESTED FOR COMPLIANCE PLANS AND CITY STANDARD REQUIREMENTS BY THTE SOILS ENGINEER WITH INTERIM FINAL COMPLIANCE REPORTS FURNISHED TO THE CITY ENGINEERING DIVISION, THE ENGINEER AND THE CONTRACTOR.
9. ALL GRADING SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER OR HIS AUTHORIZED AGENT.
10. CONTINUOUS DUST CONTROL SHALL BE CARRIED OUT IN CONFORMANCE WITH SECTIONS 23-44 AND 23-52 OF THE LOMPOC CITY CODE . FAILURE TO COMPLY WITH THIS REQUIREMENTS WILL NECESSITATE THE STOPPING OF SAID GRADING AND CONSTRUCTION OPERATIONS UNTIL SUCH TIME AS THE DUST PROBLEM CAN BE CONTROLLED.
11. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRE TO PREVENT HIS OPERATIONS FROM TO VEHICULAR TRAFFIC OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS, IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM ENGINEER OF HIS PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED AND DOMESTIC ANIMALS OR CAUSING A HAZARD AUTHORIZED AGENT.
12. WATER FOR COMPACTION AND DUST CONTROL SHALL BE MADE AVAILABLE WITHIN THE BOUNDARIES OF THE PROVIDED BY THE CITY THROUGH A CITY APPROVED FIRE HYDRANT SHALL BY METERED AND PAID FOR BY THE FOR INSTALLATION OF THE SUBJECT WATER SOURCE.
13. NO WATER SHALL BE FURNISHED BY THE CITY OF BUELLTON FREE OF CHARGE (TO BE VERIFED)). WATER DEVELOPMENT PRIOR TO STARTING ANY EARTH MOVING OPERATION, EXCEPT FOR OPERATIONS THAT ARE NECESSARY CONTRACTOR AT THE CURRENT RATE CHARGED BY THE CITY OF BUELLTON. HYDRANT METERS MAY BE OBTAINED THROUGH THE CITY TREASURER. WATER METERS WILL BE SET BY THE CITY WATER DIVISION AT SPECIFIC LOCATIONS DESIGNATED BY THE CONTRACTOR.
14. ESTIMATED QUANTITIES:
    - CUT: _____
    - FILL: _____
    - EXPORT: _____
    - IMPORTED: _____
15. BENCH MARK AND GIS POINT:
    - NORTHING _____
    - EASTING _____
    - ELEVATION _____
    - TYPE OF MARKER _____
    - LOCATION _____
16. LOCAL BENCH MARK AND GIS POINT
    - NORTHING _____
    - EASTING _____
    - ELEVATION _____
    - MONUMENT NO. _____
    - TYPE OF MARKER _____
    - LOCATION _____

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE 1"=20'-0"

NORTH

DESIGN Q10 = 1 CFS
TC = 30 MIN.
A = 0.7 ACRES

GRAPHIC SCALE
0" 10" 20" 40" 60"
1"=20'-0"

NOTE: APPROVAL BY THE CITY ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER AND/OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMINTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

REV. #	DESCRIPTION	CK'D	APP'D	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION

CITY OF BUELLTON

THE CENTRAL HOMES
APN 099-283-005, 006 & 007

DRN. BY: DES. BY: CK'D. BY:

PLAN CHECK CONSULTANT DATE

CITY ENGINEER RCE Number DATE

WDD # SHEET X OF X FILE NO. CBUE-

1-800-227-2600
DIG ALERT
PLAY IT SAFE DIAL BEFORE YOU DIG
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION

REVISION				REFERENCES			
NO.	REASON	APP.	DATE	NO.	DESCRIPTION	APP.	DATE
1.	CITY CORRECTION		.....				
2.	CITY CORRECTION		.....				
3.	CITY CORRECTION		.....				
4.	CITY CORRECTION		.....				

REGISTERED PROFESSIONAL ENGINEER SANG WOOK KIM NO.C38346 EXP. 03-31-2019 CIVIL STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

On-Site Grading Reviewed to be in fonformance with Appendix Chapter 33, of the 1997 U.B.C. and Public IMPS. APPROVED BY:

CITY ENGINEER DATE

PLANS PREPARED BY:

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

CITY OF BUELLTON

THE CENTRAL HOMES

PRELIMINARY GRADING & DRAINAGE PLAN

DESIGNED : JS	DRAWN: JS	CHECKED SK	SCALE: NO SCALE	SHEET NO. C - 2
DESIGN DATE: 5/2017	DRAWING NO:	SHEET		JUNE . 2017

BEST MANAGEMENT PRACTICES:

THE FOLLOWING BMP'S AS OUTLINED BUT NOT LIMITED TO THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993 OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT. (ADDITIONAL MEASURES MAY REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

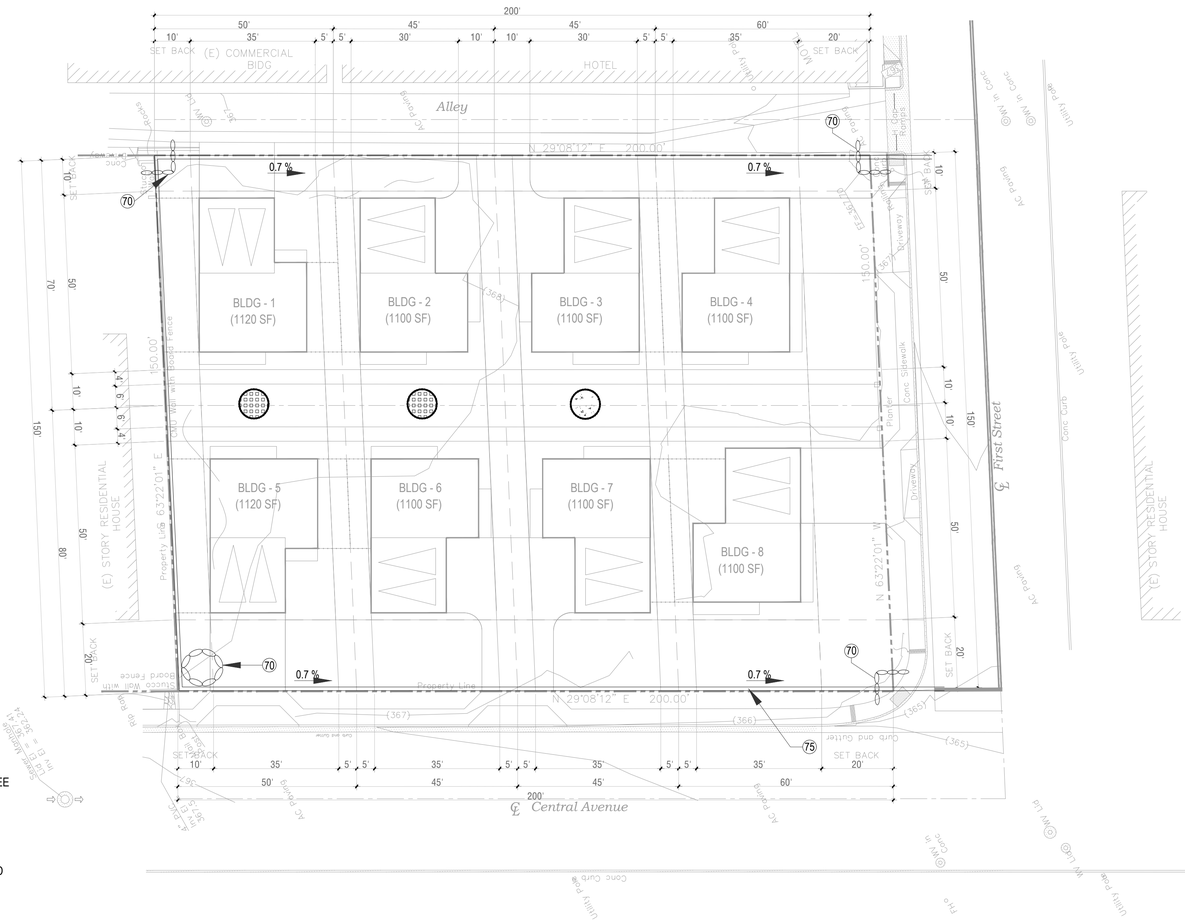
CA001 - DEWATERING OPERATIONS
CA002 - PAVING OPERATIONS
CA003 - STRUCTURE CONSTRUCTION & PAINTING
CA010 - MATERIAL DELIVERY AND STORAGE
CA012 - SPILL PREVENTION AND CONTROL
CA020 - SOLID WASTE MANAGEMENT
CA021 - HAZARDOUS WASTE MANAGEMENT
CA023 - CONCRETE WASTE MANAGEMENT
CA030 - VEHICLE AND EQUIPMENT CLEANING
CA031 - VEHICLE AND EQUIPMENT FUELING
CA032 - VEHICLE AND EQUIPMENT MAINTENANCE
CA040 - EMPLOYEE/SUBCONTRACTOR TRAINING
ESC01 - SCHEDULING
ESC02 - PRESERVATION OF EXISTING VEGETATION
ESC10 - SEEDING AND PLANTING
ESC11 - MULCHING
ESC20 - GEOTEXTILES AND MATS
ESC21 - DUST CONTROLS
ESC22 - TEMPORARY STREAM CROSSING
ESC 23 - CONSTRUCTION ROAD STABILIZATION
ESC 24 - STABILIZED CONSTRUCTION ENTRANCE
ESC30 - EARTH DIKE
ESC31 - TEMPORARY DRAINS AND SWALES
ESC32 - SLOPE DRAIN
ESC40 - OUTLET PROTECTION
ESC41 - CHECK DAMS
ESC50 - SILT FENCE
ESC51 - STRAW BALE BARRIERS
ESC52 - SAND BAG BARRIER
ESC53 - BRUSH OR ROCK FILTER
ESC54 - STORM DRAIN INLET PROTECTION

NPDES NOTES:

A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OF WATER.
C. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND DO NOT CONTAMINATE THE SOIL AND SURFACE WATERS, ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER, SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
D. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
E. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
F. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED ITO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT WASHED DOWN BY RAIN OR OTHER MEANS.
G. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

EROSION CONTROL PLAN NOTES

(70)---- PLACE SANDBAGS 2 COURSE HIGH PER DETAIL SHOWN ON THIS SHEET.
(71)---- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER BEST MANAGEMENT PRACTICES - ESC24 SEE SWPPP PREPARED FOR THIS PROJECT.
(72)---- INSTALL A CHECK DAM PER DETAIL SHOWN ON THIS SHEET.
(73)---- INSTALL STORM DRAIN INLET PROTECTION CALIFORNIA STORMWATER BMP HANDBOOK CONSTRUCTION SE - 10 OR DETAIL A ON SHEET 7.
(74)---- CONSTRUCT SILT FENCE PER DETAIL
(75)---- TEMPORARY 8' HIGH CHAIN LINK FENCE W, 3' SILT FENCE INSIDE DURING CONSTRUCTION PERIOD

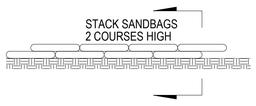


EROSION CONTROL PLAN NOTES

1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH. APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING.
2. IN CASE OF EMERGENCY, CALL:
_____ _____
(RESPONSIBLE PERSON) (FIRM)
AT_____
(24 HOUR PHONE NO.)
3. THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
4.EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
5. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
6. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
7. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS, ETC.
8. GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
11. THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
12. INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
13. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
14. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING-ACCESS TO NEIGHBORING PROPERTIES).
15. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE RAINY SEASON, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
16. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA.. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
17. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
18. SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT NOT BE LIMITED TO- TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHS WITH PROTECTED OUTFALL AREAS: GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACES RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM TEH EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FELL AREAS WHERE EARTH--WORK OPERATIONS ARE NOT IN PROGRESS.
20. TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
21. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING THE PERIOD FROM THE BEGINING OF THE RAINY SEASON. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADTED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
22. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

LEGEND

SANDBAGS/GRAVEL BAGS
STORM DRAIN INLET PROTECTION
STABILIZED ENTRANCE/EXIT
MATERIAL STORAGE
CONCRETE WASTE MANAGEMENT
VEHICLE EQUIPMENT FUELING
EQUIPMENT REPAIR/MAINTENANCE



SANDBAG DETAIL
N.T.S.

SECTION A-A
N.T.S.

EROSION CONTROL PLAN
SCALE 1"=20'-0"

NORTH

GRAPHIC SCALE
0" 10" 20" 40" 60"
1"=20'-0"

NOTE: APPROVAL BY THE CITY ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER AND/OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

REV. #	DESCRIPTION	CK'D	APP'D	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION
CITY OF BUELLTON

THE CENTRAL HOMES
APN 099-283-005, 006 & 007

DRN. BY: | DES. BY: | CK'D. BY:

PLAN CHECK CONSULTANT — DATE
CITY ENGINEER — RCE Number — DATE
WDD # — SHEET X OF X — FILE NO. CBUE-

1-800-227-2600
DIG ALERT
PLAY IT SAFE DIAL BEFORE YOU DIG
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION

REVISION				REFERENCES			
NO.	REASON	APP.	DATE	NO.	DESCRIPTION	APP.	DATE
1.	CITY CORRECTION		.....				
2.	CITY CORRECTION		.....				
3.	CITY CORRECTION		.....				
4.	CITY CORRECTION		.....				

REGISTERED PROFESSIONAL ENGINEER — SANG WOOK KIM — NO.C38346 — EXP. 03-31-2019 — CIVIL — STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

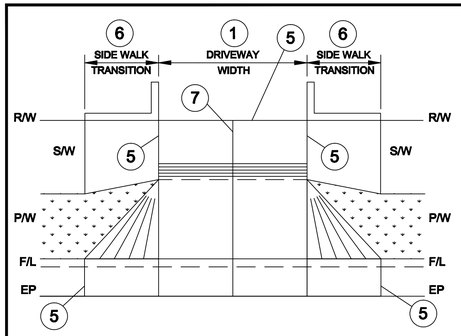
On-Site Grading Reviewed to be in fonformance with Appendix Chapter 33, of the 1997 U.B.C. and Public IMPS. APPROVED BY:

CITY ENGINEER — DATE

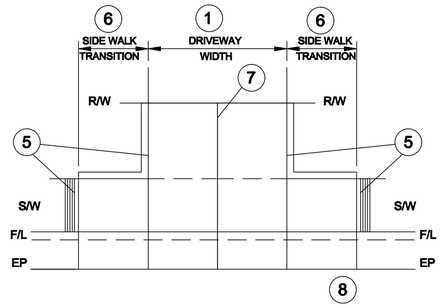
PLANS PREPARED BY:
E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

CITY OF BUELLTON
THE CENTRAL HOMES
EROSION CONTROL PLAN

DESIGNED : JS	DRAWN: JS	CHECKED SK	SCALE: NO SCALE	SHEET NO.
DESIGN DATE: 5/2017	DRAWING NO:	SHEET 1 OF 5		C - 3
				JUNE . 2017



PLAN A



PLAN B

NOTE (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. DRIVEWAY WIDTH FOR PRIVATE RESIDENCES SHALL BE 10' - 30', COMMERCIAL DRIVEWAYS SHALL BE 25' - 40' WIDE, FOR MULTIPLE DRIVEWAYS ON THE SAME PARCEL, THE TOTAL WIDTH SHALL FALL WITHIN THESE LIMITS.

2. ALL SLOPES AND SURFACES SHALL BE ADA COMPLIANT.

3. PORTLAND CEMENT CONCRETE SHALL BE CALTRANS CLASS 2 WITH 25% FLY ASH, FOR RESIDENTIAL DRIVEWAYS, THE THICKNESS SHALL BE 6', FOR COMMERCIAL DRIVEWAYS, THE THICKNESS SHALL BE 8'.

4. SUBGRADE DEPTH AND COMPACTION SHALL CONFORM TO NOTES 4 AND 5 OF 4-010.

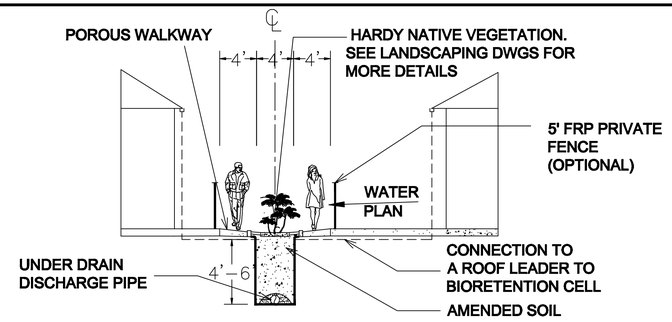
5. WEAKENED-PLANE JOINTS SHALL BE PLACED WHERE SIDEWALKS, CURBS, AND GUTTERS MEET WITH THE DRIDEWAY RAMP AS SHOWN, WHERE THE DRIVEWAY ITSELF IS CONCRETE, THIS JOINT SHALL ALSO BE PLACE AT THE BACK OF THE RAMP.

6. WHERE NECESSARY, SECTIONS OF ADJOINING SIDEWALK MAY BE DEPRESSED TO MAKE AN ADA COMPLIANT TRANSITON TO THE DRIVEWAY, RETAINING CURBS MAY BE NECESSARY.

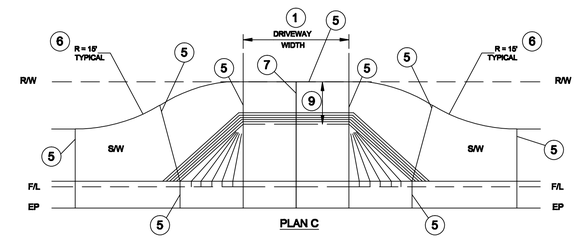
7. WEAKENED- PLANE JOINTS SHALL BE MADE ALONG THE CENTER OF THE DRIVEWAY AS SHOWN ON 10' SPACING WHEN THE DRIVEWAY IS WIDER THAN 10'.

8. A SCORELINE SHALL CONTINUE THE LINE OF THE CURB BACK ACROSS THE DRIVEWAY RAMP.

DRIVEWAY DETAILS , SB STD 4-040 (1)
NO SCALE



BIORETENTION CELL DETAIL (5)
NO SCALE



PLAN C

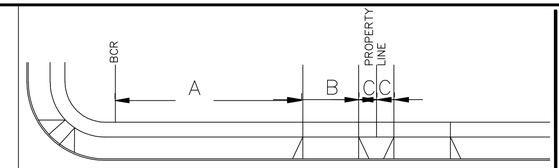
NOTE' (REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES)

9. THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE

OTHER NOTES

REFER TO APWA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.
WHERE PLAN A (TYPE B OF APWA STANDARD PLANS) DRIVEWAY IS IMPRACTIAL, MODIFIED TYPE B DRIVEWAY OF APWA STANDARD PLANS (PLAN C0 SHALL SERVE AS AN ALTERNATE.

DRIVEWAY DETAIL (2)
NO SCALE



CASE	A	B	C
1	5' MIN	10' MIN TO 30' MAX	5' MIN
2	250' MIN (4)(6)	25' MIN TO 40' MAX (5)	75' MIN (6)

NOTES: REFER TO SHEET 4-010 FOR ADDITIONAL NOTES

1. USE TABLE 1 FOR SPACING WHERE A SINGLE DRIVEWAY SERVES EACH PARCEL.

2. CASE 1 IS FOR DRIVEWAYS FOR SINGLE FAMILY RESIDENCES ON RESIDENTIAL STREETS, CASE 2 IS FOR ALL OTHER DRIVEWAYS.

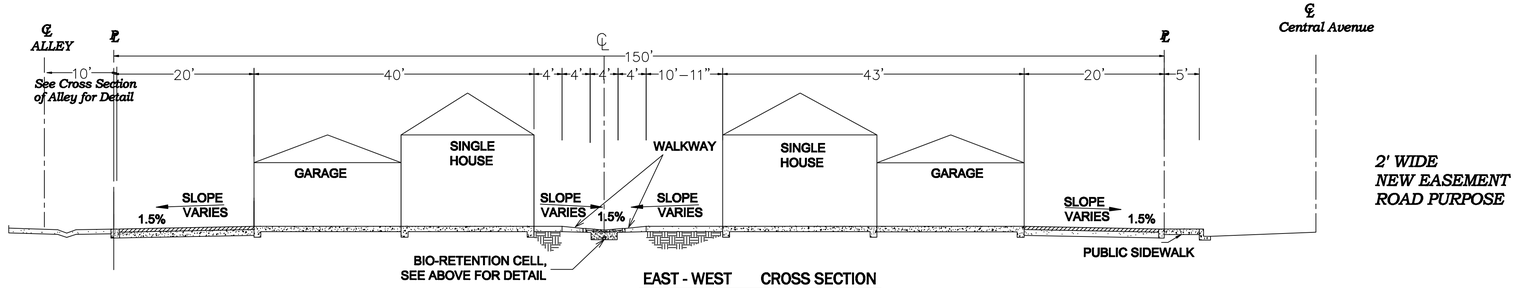
3. THE NEAREST EDGE OF ANY DRIVEWAY FLARE MUST BE AT LEAST 3' FROM THE CENTERLINE OF A FIRE HYDRANT, UTILITY POLE, DROP INLET AND/OR LIGHT STANDARD, AND MUST ALSO BE AT LEAST 2' FROM THE NEAREST PROJECTION OF SUCH INSTALLATION.

4. SPACING SHALL BE WIDEST POSSIBLE.

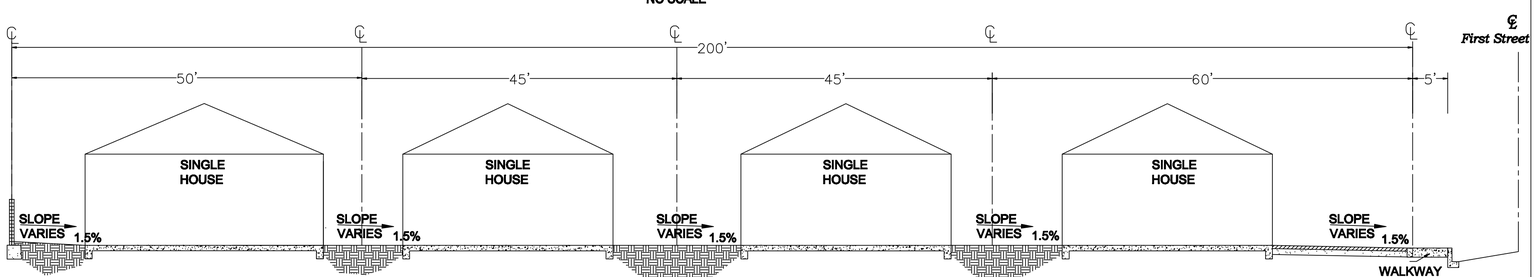
5. WIDER DRIVEWAYS SHALL REQUIRE AN APPROVED MEDIAN.

6. OR AS APPROVED BY THE COUNTY TRAFFIC ENGINEER.

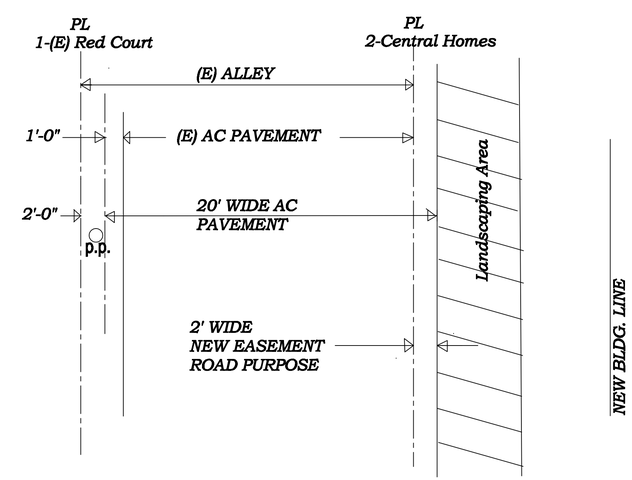
DRIVEWAY SPACING , SB4-050 (3)
NO SCALE



EAST - WEST CROSS SECTION
NO SCALE



NORTH - SOUTH CROSS SECTION
NO SCALE



NOTES:

1. (E) RED COURT BLDG. APN: 099-289-080
2. NEW CENTRAL HOMES, APN: 099-283-005, 006, AND 007

ALLEY-CROSS SECTION (4)
NO SCALE

REVISIONS

DATE	NO.	REASON

CROSS SECTIONS AND DETAILS

REGISTERED PROFESSIONAL ENGINEER WOOK KIM NO.C38346 EXP. 03-31-2019 CIVIL STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT. TORRANCE, CA 90501
Voice (310)283-7400 Fax (310)755-5234

ISSUED DATE

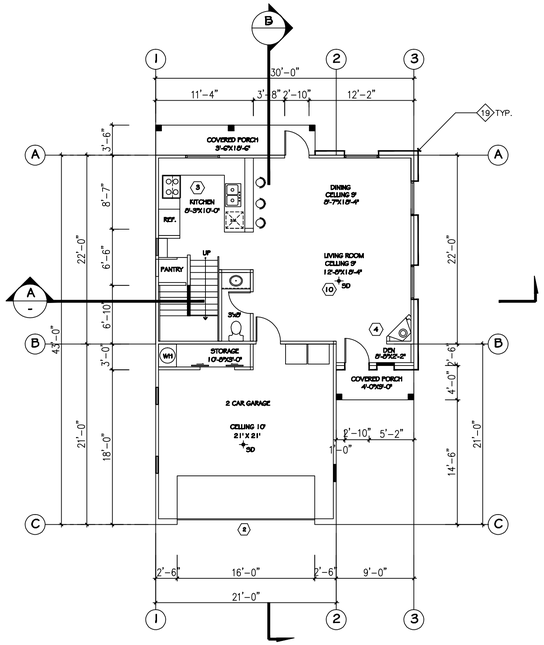
PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

SHEET NO.
C-4
10-2018

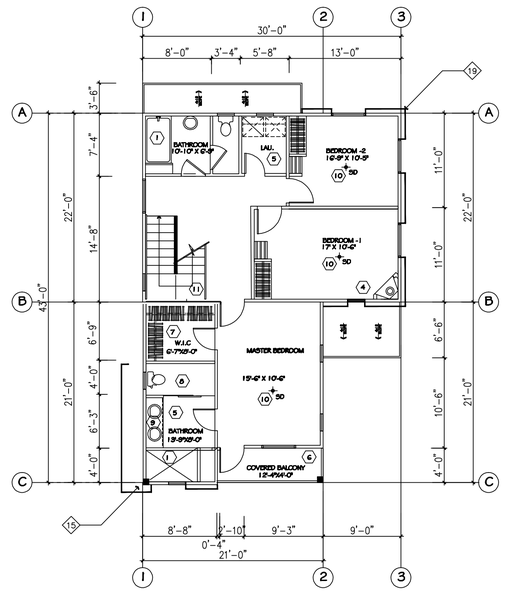
E&J INVESTMENT, LLC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS

PLAN 1: BLDG. 1 AND 5

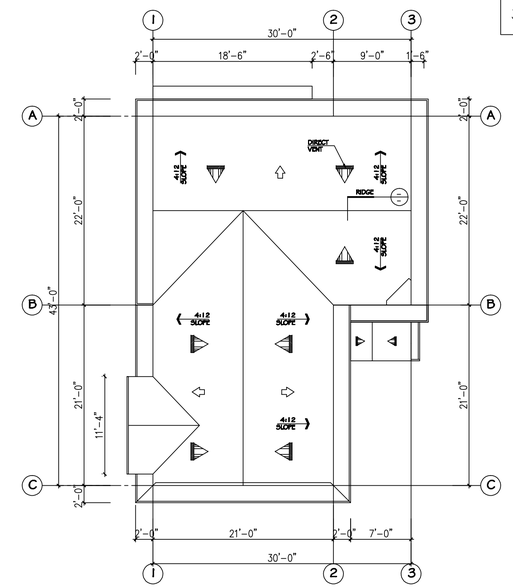
3 BEDROOM, 2 1/2 BATH, 1784 SF.



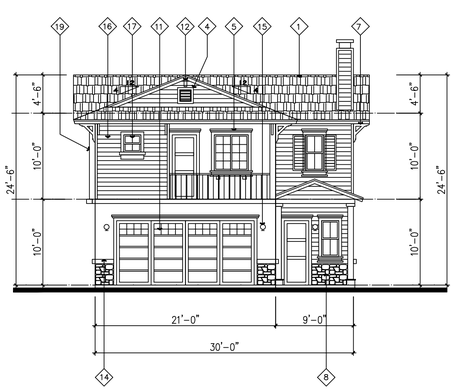
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



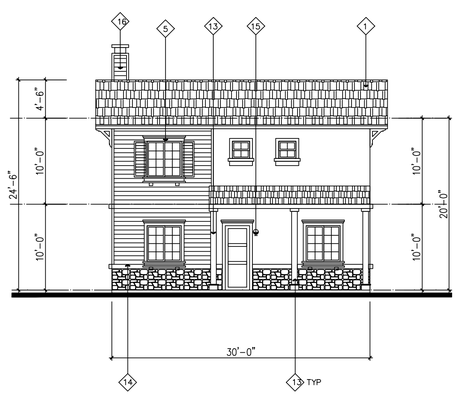
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



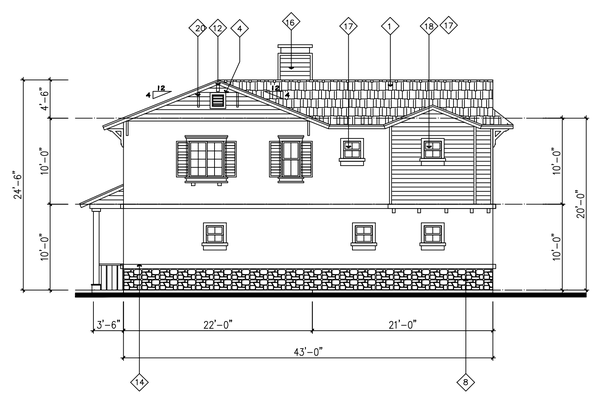
ROOF PLAN
SCALE: 1/8"=1'-0"



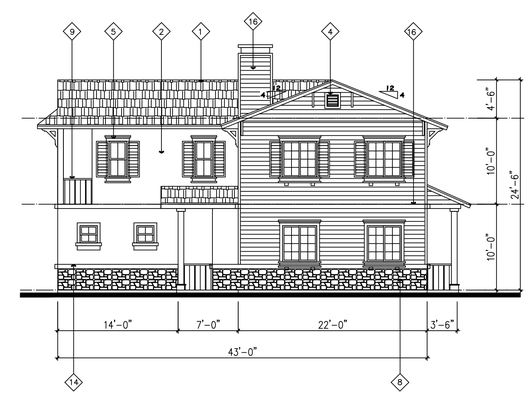
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION – 1
SCALE: 1/8"=1'-0"



RIGHT ELEVATION – 2
SCALE: 1/8"=1'-0"

MATERIAL LEGEND:

1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
2. STUCCO COLOR: BLDG 1-HUMBLE GOLD, SW 6380 BLDG 5-ROY CROFT BRONZE GREEN, SW 2846
3. FRP. BOARD
4. ATTIC VENT
5. VERTICAL WINDOW / TRIM AND BATTEN COLOR: BLDG 1-GRIFFIN, SW 7026, BLDG 5-PICNIC, SW6731
6. BUILDING TRIM COLOR: BLDG 1-WOOL SKIEN, SW 6148 BLDG 5- CLASSICAL WHITE, SW 2829
7. OUT LOOKERS
8. BLDG 1 & 5-RIO GRANDE "RIVER ROCK" ELOORADO STONE
9. GUARD RAIL , COLOR WHITE
10. ENTRY DOOR: BLDG 1, GRIFFIN, SW 7026, BLDG 5, PICNIC, SW 6731
11. ALUMINUM AND GLASS GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. 6X6 WOOD POST: COLOR, WHITE
14. STONE CAP, COLOR WHITE
15. LED LIGHT
16. HORIZONTAL SIDING, BLDG 1, HUMBLE GOLD, SW 6380 BLDG 5, ROYCRAFT BRONZE GREEN, SW 2846
17. VERTICAL WINDOW, WRAP 3-SIDES SILL W/ APRON
18. DUMMY WINDOW
19. BUILD OUT / POP OUT 6"
20. BRACKET ON EAVE
21. SIDING , COLOR WHITE

NOTE :

1. FOR DOOR, WINDOW, AND FINISH SCHEDULE, REFER TO SHEET A-9
2. ALL OPENINGS IN FLOOR ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1 HOUR FIRE RESISTIVE CONSTRUCTION.
3. SPRINKLER SYSTEM TO BEAPPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.

LEGEND

- DRAIN @ BALCONY
- FAN
- S.D.
- PARTY WALL
- PLUMBING WALL
- F.P. FIREPLACE

CONSTRUCTION NOTES :

1. 5'—0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'—0" HIGH.
2. ELECTRICAL CONTROL KEY
3. CERAMIC TILE
4. FIREPLACE
5. RECESSED HEAD AND WINDOW
6. 60 MIN. SMOKE PROTECTED WITH SELF CLOSER.
7. WAREDROPE WITH ROD AND SHELVES
8. 5 MIN. AIR CHANGE FAN EXHAUST SYSTEM OPENABLE FROM LIGHT SWITCH.
9. 1/4" MIRROR FROM COUNTER SPLASH TO CEILING
10. SD. HARD-WIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED IN ALL SLEEPING ROOMS. W/ LOW BATTER SIGNAL
11. DETECTORS ARE ALSO REQUIRED ON THE 2ND FLOOR CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.
12. MECHANICAL PERMIT FROM THE MECHANICAL LOW FLOW TOILETS (1.6 GALLON/FLUSH), SHOWERHEAD (2.5 GPM) AND FAUCETS (2.2 GPM) FOR ALL NEW FIXTURES.

KB TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KB TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS

REVISIONS

DATE	NO.	REASON

PLAN 1 : BLDG.1&5
1ST FLOOR,2ND FLOOR,
ROOF PLAN AND
ELEVATIONS

LICENSED ARCHITECT WYNNE CHUNG CHUI NO.C17573 EXP. 02-28-2010 STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax: (310)755-6234

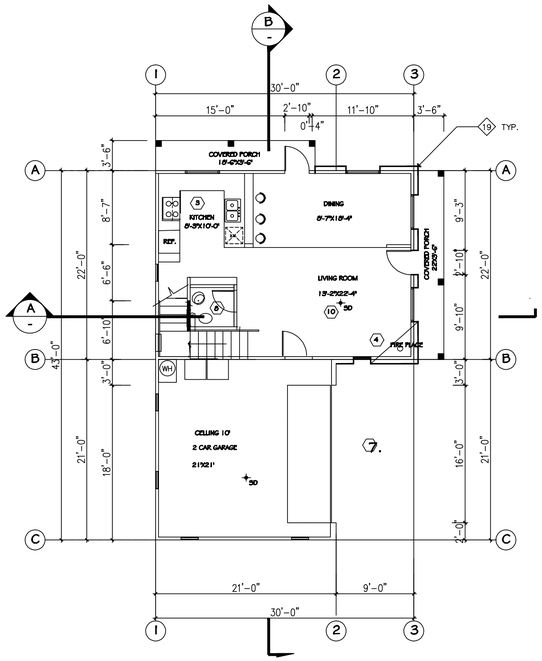
ISSUED DATE

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

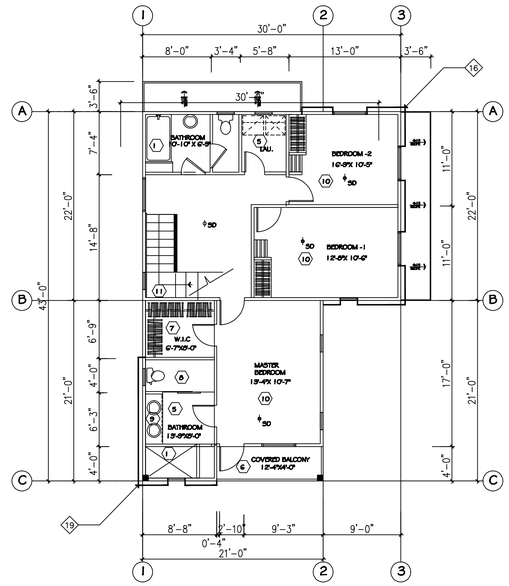
SHEET NO.
A-1

MAY 2008 KST

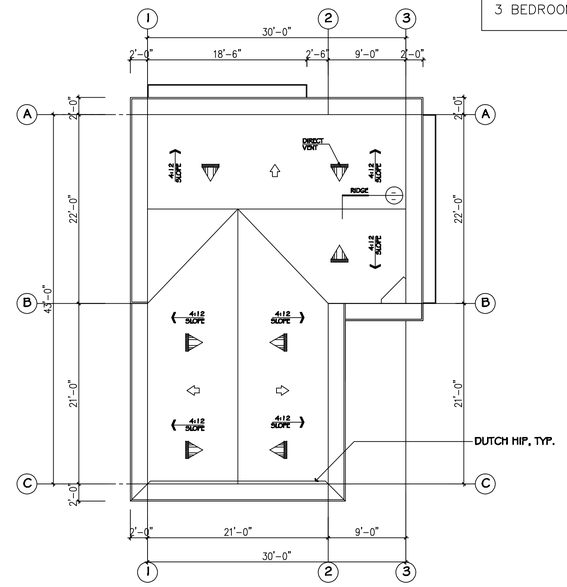
PLAN 2:.	BLDG. 2 & 7, 3 & 6
3 BEDROOM, 2 1/2 BATH, 1761 SF.	



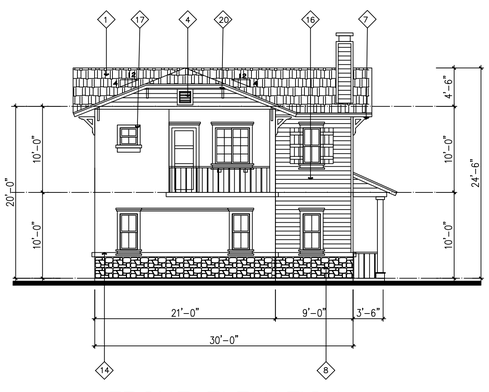
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



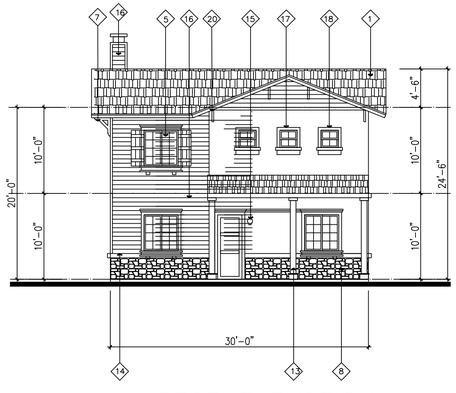
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



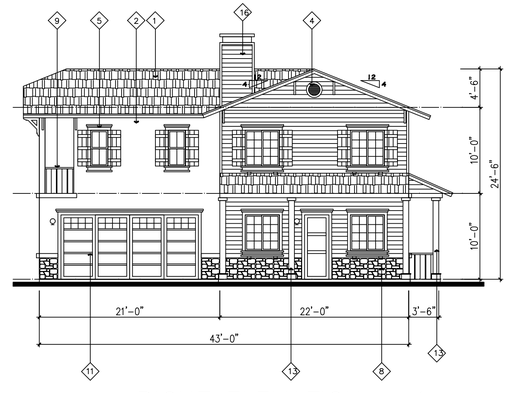
ROOF PLAN
SCALE: 1/8"=1'-0"



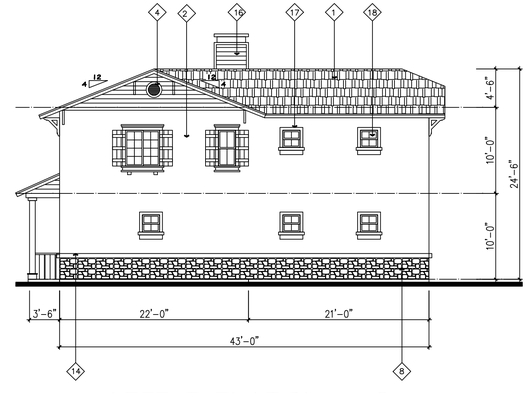
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION — 1
SCALE: 1/8"=1'-0"



LEFT ELEVATION — 2
SCALE: 1/8"=1'-0"

MATERIAL LEGEND:

1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
2. STUCCO; COLOR 1- RARE GREY, SW 6199
   COLOR 2-POOL HOUSE, SW 7603
3. FRP. BOARD
4. ATTIC VENT
5. VERT.WINDOW,BATTEN : BLDG 2#7-PEWTER GREEN, SW 7604,
   -BLDG 3#6.-PEWTER GREEN, SW 6208
6. BUILDING TRIM COLOR: BLDG 2#7, CITY LOFT, SW7631
   BLDG 3#6, CIASA BLANCA, SW 7571
7. OUT LOOKERS
8. BLDG 2,3,6 #7: STONE ELDORADO "LA PLATA"
9. GUARD RAIL , COLOR WHITE
10. ENTRY DOOR COLOR; BLDG 2#7- PEPPER CORN, SW 7674
    BLDG 3#6-PEWETER GREEN, SW 6208
11. ALUMINUM AND GLASS GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. 6X6 WOOD POST, COLOR WHITE
14. STONE CAP, COLOR WHITE
15. LED LIGHT
16. HORIZONTAL SIDING COLOR: BLDG 2#7-ROOL HOUSE, SW 7603
    BLDG 3#6, RARE GREY, SW 6199
17. WRAP 3 SIDES SILL W/APRON
18. DUMMY WINDOW
19. BUILD OUT / POP OUT 6"
20. BRACKET ON EAVE

NOTE :

1. FOR DOOR, WINDOW, AND FINISH SCHEDULE, REFER TO SHEET A-9
2. ALL OPENINGS IN FLOOR ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1 HOUR FIRE RESISTIVE CONSTRUCTION.
3. SPRINKLER SYSTEM TO BEAPPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.

LEGEND

- DRAIN @ BALCONY
- FAN
- S.D.
- PARTY WALL
- PLUMBING WALL
- F.P. FIREPLACE

CONSTRUCTION NOTES :

1. 5-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'—0" HIGH.
2. ELECTRICAL CONTROL KEY
3. CERAMIC TILE
4. FIREPLACE
5. RECESSED HEAD AND WINDOW
6. 60 MIN. SMOKE PROTECTED WITH SELF CLOSER.
7. WAREDROPE WITH ROD AND SHELVES
8. 5 MIN. AIR CHANGE FAN EXHAUST SYSTEM OPENABLE FROM LIGHT SWITCH.
9. 1/4" MIRROR FROM COUNTER SPLASH TO CEILING
10. SD. HARD-WIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED IN ALL SLEEPING ROOMS. W/ LOW BATTER SIGNAL
11. DETECTORS ARE ALSO REQUIRED ON THE 2ND FLOOR CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.
12. MECHANICAL PERMIT FROM THE MECHANICAL LOW FLOW TOILETS (1.6 GALLON/FLUSH), SHOWERHEAD (2.5 GPM) AND FAUCETS (2.2 GPM) FOR ALL NEW FIXTURES.

KB TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KB TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS

REVISIONS

DATE	NO.	REASON

PLAN 2 : BUIDING 2, 3, 6,AND 7
1st & 2nd FLOOR PLAN.
ROOF PLAN and
ELEVATIONS

REGISTERED ARCHITECT
MICHAEL CHUL CHUNG
NO.C17573
EXP: 12-31-2008
STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)283-7400 Fax (310)755-8234

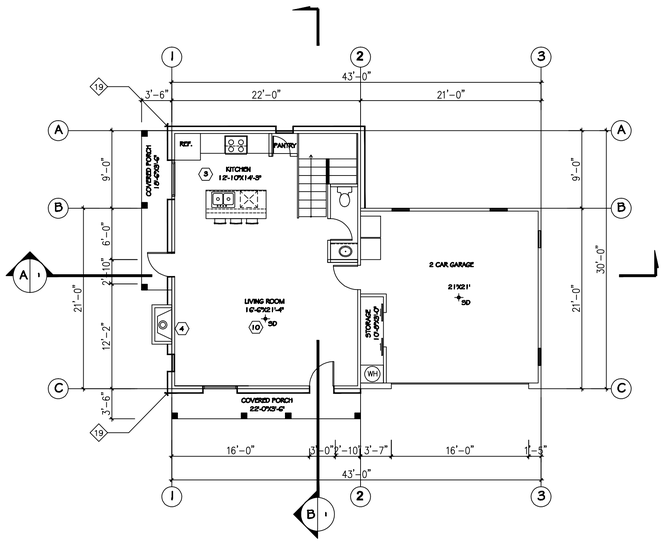
ISSUED DATE

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

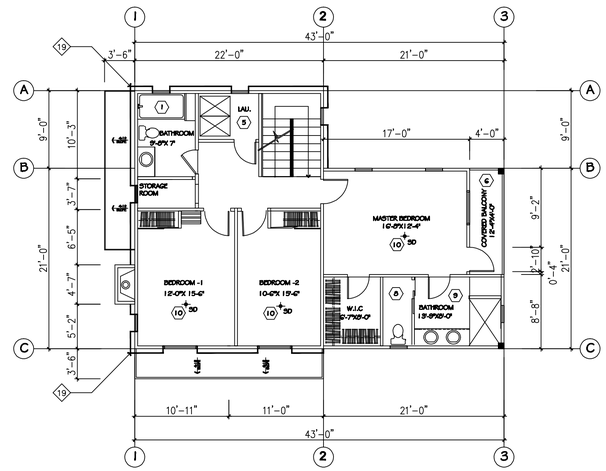
SHEET NO.
A-2

MAY 2006 KST

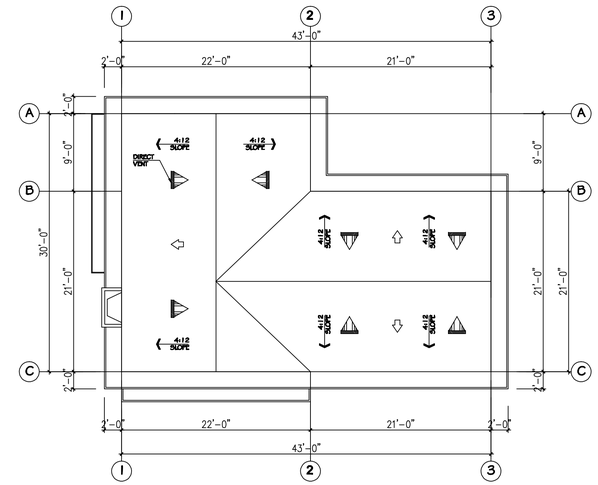
PLAN 3: 3 BEDROOM, 2 1/2 BATH, 1761 SF.
BLDG: 4 & 8



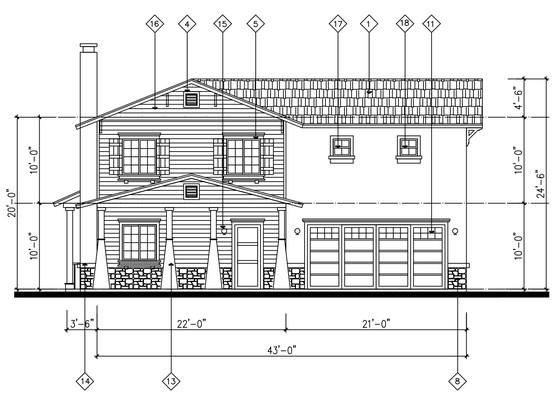
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



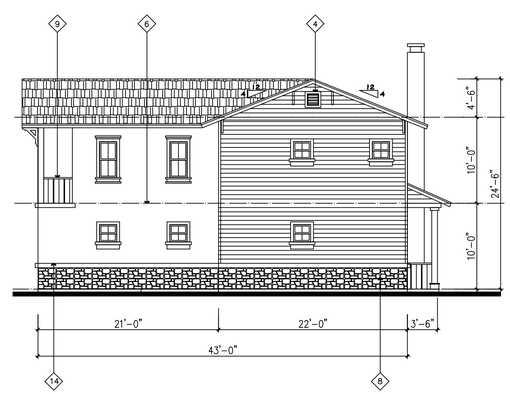
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



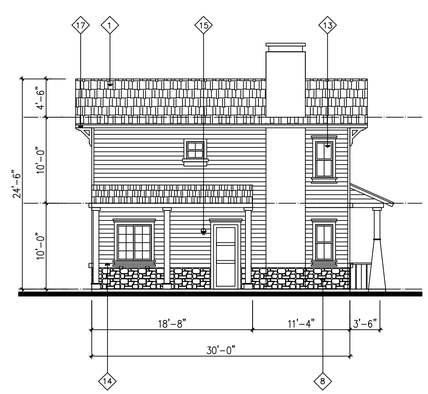
ROOF PLAN
SCALE: 1/8"=1'-0"



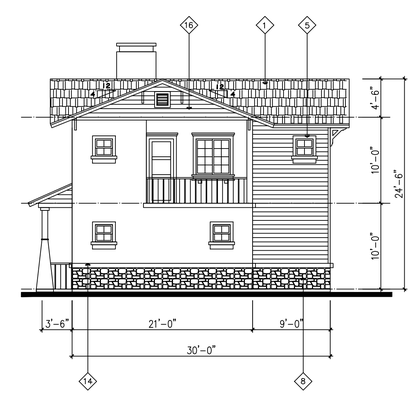
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION – 1
SCALE: 1/8"=1'-0"



RIGHT ELEVATION – 2
SCALE: 1/8"=1'-0"

MATERIAL LEGEND:

1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
2. STUCCO COLOR ; BLDG 4- LUNGLE HOUSE GREY, SW 2845, BLDG 8: CARD BOARD, SW 6124
3. FRP. BOARD
4. ATTIC VENT
5. WINDOWN / TRIM AND BATTEN; BLDG 4-ROY CROFT GREEN BRONZE, SW2846 . BLDG 8-BELIEVABLE BLUFF, SW 6120
6. BUILDING TRIM COLOR: CLASSICAL WHITE, SW2829
7. OUT LOOKERS
8. STONE ELDORADO "LA PLATA"
9. GUARD RAIL , COLOR: CLASIC WHITE, SW 2829
10. ENTRY DOOR W/ GLASS
11. ALUMINUM AND GLASS GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. 6X6 WOOD POST, COLOR WHITE
14. STONE CAP, COLOR WHITE
15. LED LIGHT
16. SIDING COLOR:: BLDG 4-ROY CRAFT GREEN BRONZE, SW 2846, BLDG 8-BELIEVABLE BLUFF, SW 6120
17. WRAP 3 SIDES SILL W/APRON
18. DUMMY WINDOW
19. BUILD OUT/ POP OUT 6"
20. BRACKETS ON EAVE

NOTE :

1. FOR DOOR, WINDOW, AND FINISH SCHEDULE, REFER TO SHEET AD-
2. ALL OPENINGS IN FLOOR ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1 HOUR FIRE RESISTIVE CONSTRUCTION.
3. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.

LEGEND

- DRAIN @ BALCONY
- FAN
- S.D.
- PARTY WALL
- PLUMBING WALL
- F.P. FIREPLACE

CONSTRUCTION NOTES :

1. 5'-0" TUB WITH OVERHEAD SHOWER SHATTER-PROOF GLASS ENCLOSURE, TILE WALL TO 6'—0" HIGH.
2. ELECTRICAL CONTROL KEY
3. CERAMIC TILE
4. FIREPLACE
5. RECESSED HEAD AND WINDOW
6. 60 MIN. SMOKE PROTECTED WITH SELF CLOSER.
7. WAREDROPE WITH ROD AND SHELVES
8. 5 MIN. AIR CHANGE FAN EXHAUST SYSTEM OPENABLE FROM LIGHT SWITCH.
9. 1/4" MIRROR FROM COUNTER SPLASH TO CEILING
10. SD. HARD-WIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED IN ALL SLEEPING ROOMS. W/ LOW BATTER SIGNAL
11. DETECTORS ARE ALSO REQUIRED ON THE 2ND FLOOR CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.
12. MECHANICAL PERMIT FROM THE MECHANICAL LOW FLOW TOILETS (1.6 GALLON/FLUSH), SHOWERHEAD (2.5 GPM) AND FAUCETS (2.2 GPM) FOR ALL NEW FIXTURES.

KS TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAW

REVISIONS

DATE	NO.	REASON

PLAN 3 : BLDG 4 & 8
1ST, 2ND FLOOR PLAN
ROOF PLAN AND
ELEVATIONS

LICENSED ARCHITECT
KWUNG CHIL CHUNG
NO.C17573
EXP. 12-31-2009
STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

ISSUED	DATE

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

SHEET NO.
A-3
MAY 2006 KST

PLAN 1 - BUILDING 1 AND 5 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA

BLDG. 1

- HUMBLE GOLD SW 6380
- LOUNGLE HOUSE GREY SW 2849
- GRIFFIN SW 7026
- WOOL SKIEN SW 6148
- RIO GRANDE "RIVER ROCK" EUDORADO STONE

BLDG. 5

- ROYCROFT BRONZE GREEN SW2846
- LOUNGLE HOUSE GREY SW2845
- PICNIC SW6731
- CLASSICAL WHITE SW2829
- RIO GRANDE "RIVER ROCK" EUDORADO STONE

PLAN 2 - BUILDING 2,3,6 AND 7 MATERIAL BOARD

BLDG. 2 AND 7

- POOLHOUSE SW 7603
- PEPPER CORN SW 7674
- CITY LOFT SW 7631
- STONE EUDORADO "LA PLATA"

BLDG. 3 AND 6

- RARE GREY SW6199
- PEWTER GREEN SW6208
- CASA BLANCA SW7571
- STONE EUDORADO "LA PLATA"

PLAN 3 - BUILDING 4 AND 8 MATERIAL BOARD

BLDG. 4

- LOUNGLE HOUSE GREY SW 2845
- ROY CROFT GREEN BRONZE SW 2846
- CLASSICAL WHITE SW 2829
- STONE EUDORADO "LA PLATA"

BLDG. 8

- CARDBOARD SW6124
- BELIEVABLE BUFF SW6120
- CLASSICAL WHITE SW 2829
- STONE EUDORADO "LA PLATA"

Attachment 2

E&J INVESTMENT, LLC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS

REVISIONS

DATE	NO.	REASON

ELEVATIONS COLOR

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

ISSUED DATE

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

SHEET NO.
A-4

NOVEMBER 2016 KST

GENERAL NOTES:

1. EXIST HANDICAP RAMP (SIDE WALK)
2. CUT AND REMOVE (E) CONC. SIDE WALK AND CONSTRUCT TO MATCH WITH (E) SIDE WALK
3. CONSRUCT DRIVEWAY AND SIDE WALK AS PER SANTA BARBARA COUNTY STD. DWG 1/C-4 AND 2/C-4
4. EXIST. CONC. SIDE WALK
5. EXIST. CONC. DRIVEWAY
6. EXIST. STREET CONC. GUTTER
7. CONSTRUCT CONC. SIDE WALK MATCH TO (E) CONC. SIDE WALK
8. CONSTRUCT CONC. DRIVEWAY, TYP. OF 6
9. EXIST. 8' HIGH CMO W/ WOOD FENCE
10. EXIST. CONC. GUTTER
11. 4' WIDE BIO RETENTION CELL, SEE 5/C-4
12. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 2 AND 3
13. 20' SHARED PRIVATE ACCESS EASEMENT BETWEEN LOTS 6 AND 7
14. 20' PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT
15. 4' WIDE PATHWAY WITH BLOCK AT BOTH SIDE OF RETENTION BASIN
16. EXISTING 20' WIDE ALLEY WITH APPROZ. 17' AC PAVED AND THE LESS NON-PAVED
17. ADDITIONAL APPROX. 7' WIDE ALLEY PAVEMENT REQUIRED BY THE S.B. FIRE DEPARTMENT

GENERAL UTILITY NOTES:

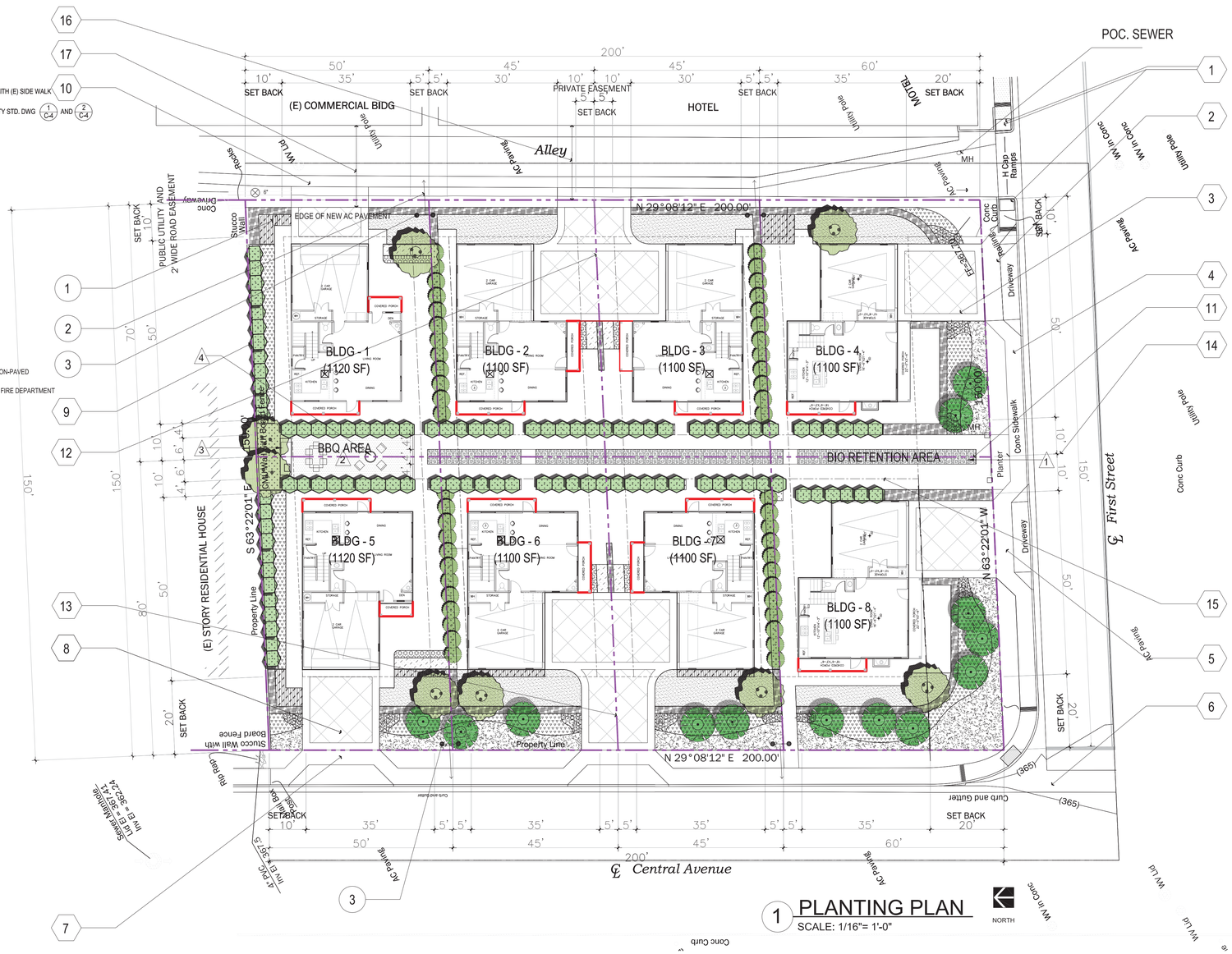
1. 2 1/2" BACK FLOW PREVENTER, SEE
2. 4" VCP SEWER TO CONNECT PRIVATE SANITARY SEWER
3. 3/4" WATER METER, TYP OF 8.
4. 2" WATER CAP.

NOTE:

MORE DETAILS OF SEWER AND WATER IMPROVEMENTS, SEE ON SITE WATER AND SEWER PLAN TO BE PROVISEN DETAIL DESIGN

CAUTION:

CONTRACTOR TO VERIFY EXISTING UTILITY CROSSING AND CONNECTION 72 HOURS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.



1 PLANTING PLAN

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

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX/ 8 EA.	LOW
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 13 EA.	MODERATE
PITTOSPORUM UNDULATUM VICTORIAN BOX	15 GAL./ 95 EA.	MODERATE
PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	15 GAL./ 47 EA.	MODERATE

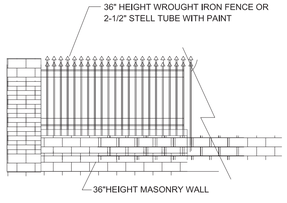
SHRUB&GROUNDCOVER	SIZE & QUAN.	WUCOLS
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.@30" O.C./165 EA	LOW
AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE CARIBBEAN AGAVE	5 GAL./ 28 EA.	LOW
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	5 GAL.@18" O.C./ 249 EA.	LOW
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.@18" O.C./ 1082 EA.	LOW
SALVIA GREGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	5 GAL.@18" O.C./ 75 EA.	LOW
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' HIDCOTE LAVENDER	5 GAL.@30" O.C./ 44 EA.	LOW
ARMERIA MARITIMA COMMON SEATHRIFT	1 GAL.@18" O.C./ 741 EA.	MODERATE
ECHEVERIA 'EVENING GLOW' ECHEVERIA	1 GAL.@18" O.C./ 128 EA.	LOW
CAREX FLACCA BLUE SEDGE	PLUGS@18" O.C./1,000 EA.	LOW
HYBRID BERMUDA	SOD/ 1,740 SF.	MODERATE

POTENTIAL LANDSCAPE AREA = (SITE) 29,966 SF. - (BUILDINGS) 9,624 SF. = 20,342 SF.
LANDSCAPE AREA PROVIDED (WITHIN PROJECT SITE) = 8,728 SF. (9%)

TOTAL PROPOSED LANDSCAPE AREA: 8,728 SF.
TOTAL PROPOSED LAWN AREA: 1,740 SF.

KEYNOTES

1. BIO RETENTION CELL
2. DECOMPOSED GRANITE
3. AMENITY COMMON BBQ AREA
4. COOKING FIRE PIT
   CAMPFIRE PIT CAMPING PARK GRILL
   36" STEEL FIRE RING W/ COOKING GRATE



NORTH SIDE PROPERTY WALL DET

GENERAL NOTES

1. PROVIDE SURVEY STAKES ON THE PROPERTY LINE TO BE PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE.
2. ALL FACILITIES SERVING THE PROJECTSHALL BE PROVIDED WITH ACCESS COMPLYING DISABLED ACCESS REGULATIONS.
3. IF A POWERPOLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED PER STANDARD PLAN S-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
4. ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CALY SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "D" (WITH BUSHING IF NECESSARY) PER STANDARD SPECIFICATIONS SECTION 208-2.
5. WYE OF TEE BRANCHES MAY BE USED FOR CONNECTIONS TO THE MAINLINE SEWERS EXCEPT AS NOTED.
6. IF DURING THE COURSE OF CONSTRUCTION, IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAINLINE OF HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPES SHALL BE ENCASED PER STANDARD PLAN S-23, CASE II , UNLESS OTHER WISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
7. ALL STRUCTURES SHALL BE EITHER BRICK SEWER MANHOLES PER STANDARD PLAN S-3 OR PRECAST CONCRETE SEWER MANHOLES PER STANDARD PLANS S-36, OR REINFORCED PRECAST CONCRETE MANHOLE PER STANDARD PLAN S-6, EXCEPT AS NOTED.
8. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET SANTA BARBARA OF CALIFORNIA STATE HIGHWAY REQUIREMENTS. IN ACCORDANCE WITH THE PERMITS.
9. FULL COMPLIANCE WITH SECTION 306-1.3.4. OF THE STANDARD SPECIFICATION WILL BE REQUIRED OF BACKFILL IN STREET CERTIFICATION OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED CIVIL ENGINEER SHALL BE PROVIDED BY THE PERMIT PRIOR TO THE ISSUANCE. OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
10. ALL BACKFILL AND FILLS OUTSIDE OF THE STREET RIGHT OF WAY SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D 1557-78 METHOD "D" UNLESS OTHERWISE SPECIFIED. THIS SHALL BE CERTIFIED BY A QUALIFIED CIVIL ENGINEER, THIS CERTIFICATION SHALL BE SUBMITTED TO THE CONSTRUCTION DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ACCEPTANCE OF
11. MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
12. SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-1/4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

NOTES:

–"RECIRCULATING WATER SYSTEMS SHALL BE USED FOR THE WATER FEATURES"

–"A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED"

–"FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

NOTES:

–"A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONE SHALL BE KEPT WITH THE IRRATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."

–"A CERTIFICATE OF COMPLETETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECTS".

–"AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B
BREA, CA. 92821
la@sqlainc.com
www.sqlainc.com
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

REVISIONS

DATE	NO.	REASON

PLANTING PLAN

LANDSCAPE ARCHITECT KIAN KIM REGISTERED STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT. TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

ISSUED DATE
2-6-2018
09-13-2018

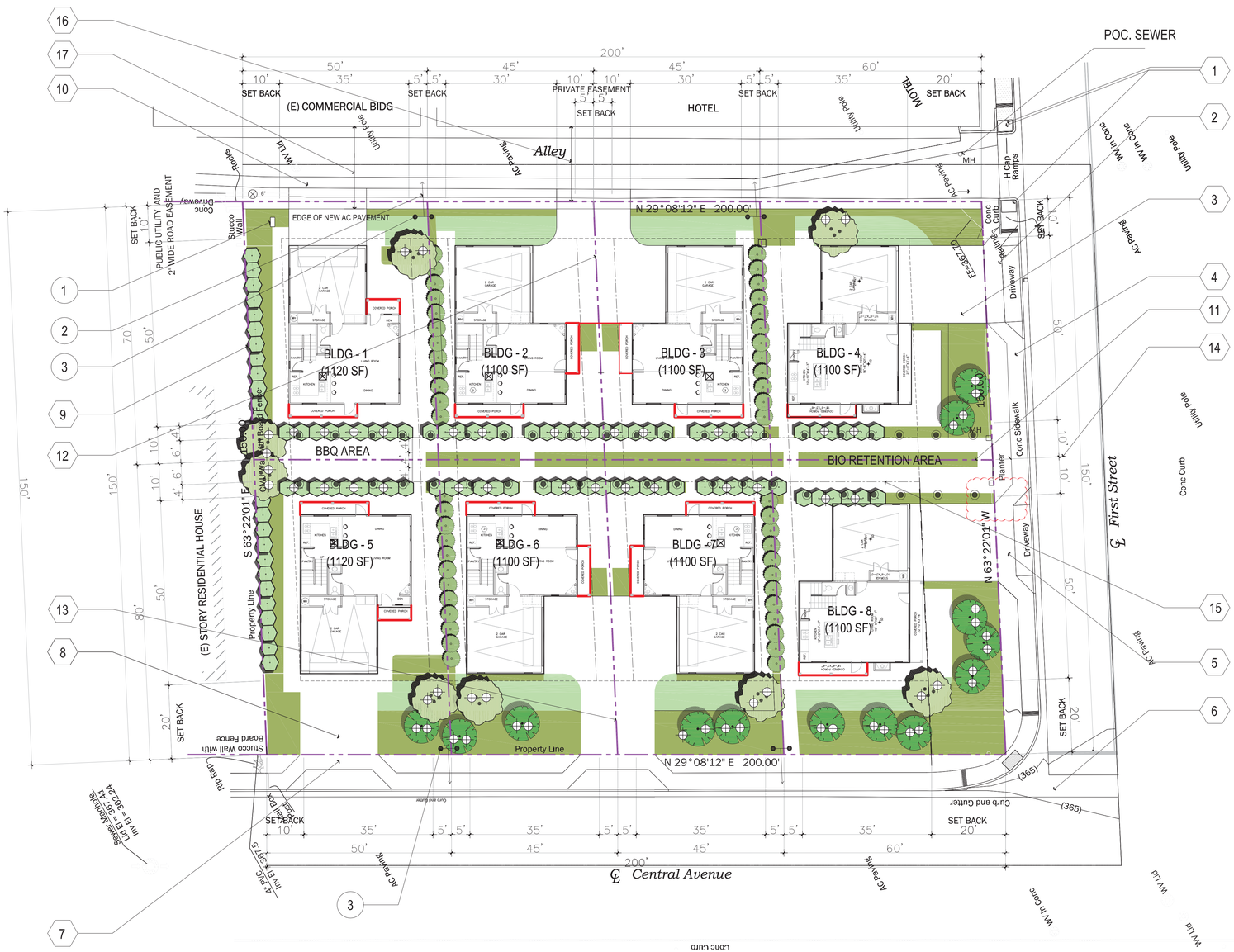
PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

PROJECT # 21743

SHEET NO.
LP-1

MAY 2006 KST

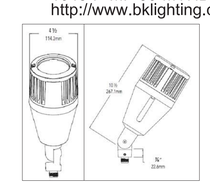
KS TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.



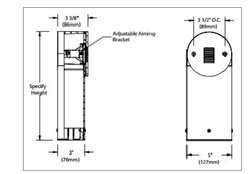
1 LANDSCAPE LIGHTING PLAN
SCALE: 1/16"= 1'-0"

LIGHTING LEGENDS

LED TREE UPLIGHT
DELTA STAR FLOOD LIGHT
1045-P-MF-30-MVND
http://www.bklighting.com/



LED PATH LIGHT
B-K LIGHTING BOLLARD LIGHT
http://www.bklighting.com/



LED TREE UPLIGHT

PATH LIGHT

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B
BREA, CA. 92821
la@sqlainc.com
www.sqlainc.com
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

KS TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.

REVISIONS

DATE	NO.	REASON

LANDSCAPE LIGHTING PLAN

REGISTERED LANDSCAPE ARCHITECT KLAN KIM STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

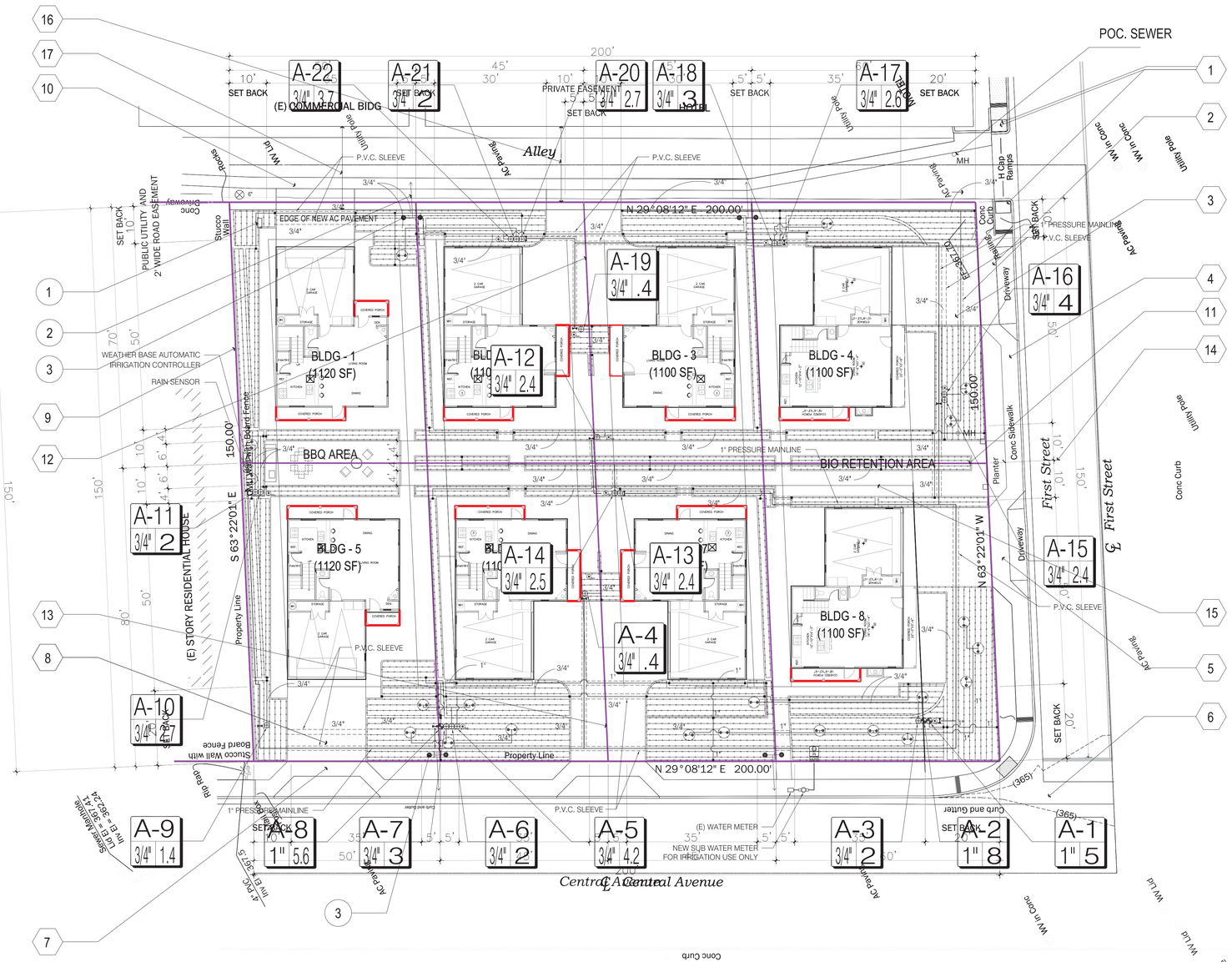
ISSUED DATE
2-6-2018
09-13-2018

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

PROJECT # 21743

SHEET NO.
LC-1

MAY 2006 KST



1 IRRIGATION PLAN

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

NORTH

IRRIGATION LEGEND

- PRESSURE MAINLINE - SCH. 40 IPS PVC 1 " W/ P.V.C. SLEEVE UNDER IN PAVING
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- SUB LANDSCAPE WATER METERS FM100B 1"
- BFP REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1"
- M MASTER VALVE RAIN BIRD 1" BRASS VALVE
- FS FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
- GATE VALVE-1 "
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZF-100-PRF
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZF-075-PRF
- Q.C. QUICK COUPLER VALVE - RAINBIRD 33 DRC--3/4"
- A WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-SMTe INSTALL IN RAIN BIRD LXMM METAL CABINET W/ ET MANAGER (PER LAMC. 4.304.2)
- S RAINBIRD - WR2 SERIES RAIN WIRELESS RAIN SENSOR (PER LAMC. 4.304.1)

A-1 VALVE SEQUENCE
VALVE SIZE 1" 10 G.P.M.

** ALL LANDSCAPE AREA WILL USE DRIP SYSTEM FOR IRRIGATION

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
5. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
6. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
8. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
9. TRENCHES SHALL BE COMPACTED AND/ OR JETTED TO PREVENT SETTLEMENT.
10. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
    - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHINGOR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
    - B: COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETEAND ADEQUATE.
11. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

CONSTRUCTION NOTES

1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM. SHALL REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
5. OWNER SHALL PROVIDE AN 1" GATE VALE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE POINT OF CONNECTION (P.O.C).
6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION, CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR
11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/STUB OUT AT PLANTERS.
12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK

NOTES:

--"PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."

--"CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)
BREA, CA. 92821 F. 562-905-0880
la@sqlainc.com T. 213-383-1788 (Studio)
www.sqlainc.com

REVISIONS

DATE	NO.	REASON

IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT KEVIN KIM 2-8-18 STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT. TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

ISSUED DATE
2-8-2018
09-13-2018

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

PROJECT # 21743

SHEET NO.
LI-1

MAY 2006 KST

KS TECH GROUP, INC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.

WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF BUELTON MAXIMUM APPLIED WATER ALLOWENCE
THE ETo REFERENCE FOR CITY OF BUELTON IS 48.7 (INCHES PER YEAR)

REFERENCE EVAPOTRANSPIRATION (ETo) 48.7

HYDROZONE # / PLANTING DESCRIPTION [a]	PLANT FACTOR (PF)	IRRIGATION METHOD [b]	IRRIGATION EFFICIENCY (IE) [c]	ETAF (PF / IE)	LANDSCAPE AREA (SQ-FT)	ETAF x AREA	ESTIMATED TOTAL WATER USED [d] (ETWU)
REGULAR LANDSCAPE AREA							
1 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	1,124	281	8,486
2 / MODERATE WATER PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	56	35	1,057
3 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	14	4	121
4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	92	23	695
5 / LOW WATER USE PLANTINGS (WARM SEASON TURF)	0.65	DRIP	0.81	0.80	951	761	22,982
6 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	14	4	121
7 / MODERATE WATER PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	21	13	393
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	1,267	317	9,573
9 / LOW WATER USE PLANTINGS (TREE & GROUNDCOVER)	0.2	DRIP	0.81	0.25	325	81	2,446
10 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	0.5	DRIP	0.81	0.62	603	374	11,295
11 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	14	4	121
12 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	0.5	DRIP	0.81	0.62	530	329	9,936
13 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	0.5	DRIP	0.81	0.62	539	334	10,087
14 / LOW WATER USE PLANTINGS (GROUNDCOVER)	0.2	DRIP	0.81	0.25	565	141	4,258
15 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	547	137	4,137
16 / MODERATE WATER PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	28	17	513
17 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	582	146	4,409
18 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	21	5	151
19 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	92	23	695
20 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	537	134	4,047
21 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	14	4	121
22 / LOW WATER USE PLANTINGS (WARM SEASON TURF)	0.65	DRIP	0.81	0.80	841	210	6,342
				TOTALS	(A) 8,777	(B) 3,377	101,985
SPECIAL LANDSCAPE AREA							
NONE				1.0	*****	*****	*****
**********				1.0	*****	*****	*****
**********				1.0	*****	*****	*****
				TOTALS	(C) 0	(D) 0	0
						ETWU TOTAL	101,985
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) [e]	145,786

[a] HYDROZONE #/ PLANTING DESCRIPTION
E.G.
1.) FRONT LAWN
2.) LOW WATER USE PLANTINGS
3.) MEDIUM WATER USE PLANTINGS

[b] IRRIGATION METHOD
OVERHEAD SPRAY
OR DRIP

[c] IRRIGATION EFFICIENCY
0.75 FOR SPRAY HEAD
0.81 FOR DRIP

[d] ETWU (ANNUAL GALLONS REQUIRED) =
ETo x 0.62 x ETAF x AREA
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEARS.

[e] MAWA (ANNUAL GALLONS ALLOWED) = (ETo) (0.62) [(ETAF X LA) + ((1-ETAF) x SLA)]
WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR. LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS .55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS.

ETAF CALCULATIONS

REGULAR LANDSCAPE AREA

TOTAL ETAF x AREA	(B)	3,377
TOTAL AREA	(A)	8,777
AVERAGE ETAF	(B/A)	0.38

ALL LANDSCAPE AREA

TOTAL ETAF x AREA	(B + D)	3,377
TOTAL AREA	(A + C)	8,777
SITEWIDE ETAF	(B + D) / (A + C)	0.38

**AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

"I CERTIFY THAT THE LANDSCAPE PLANS COMPLY WITH THE CALIFORNIA STATE ADOPTED MWELO ORDINANCE EFFECTIVE12-1-15"

SAMUEL KYUN KIM
REGISTERED LANDSCAPE ARCHITECT #3249

02-20-2018
DATE

NOTES:
-"RECIRCULATING WATER SYSTEMS SHALL BE USED FOR THE WATER FEATURES"
-"A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED"
-"FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

NOTES:
-"A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONE SHALL BE KEPT WITH THE IRRATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
-"A CERTIFICATE OF COMPLETETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECTS".
-"AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

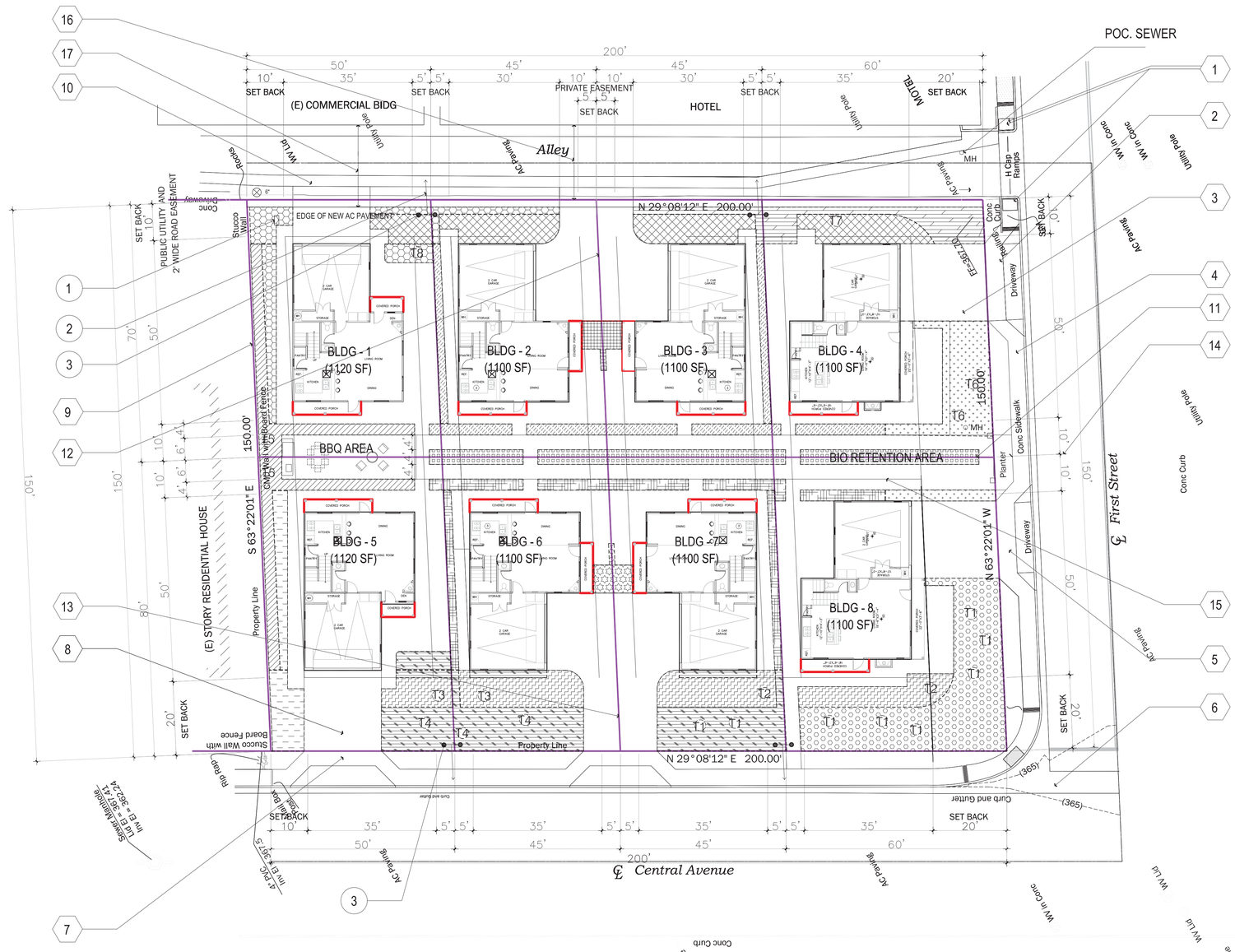
NOTES:
-"AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE"
-"UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIK INCHES INTO THE SOIL"

HYDROZONE INFORMATION TABLE

	HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
1	1 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-1	D	1,124	13%
2	2 / MODERATE WATER PLANTINGS (TREE)	A-2	B	56	.6%
3	3 / LOW WATER USE PLANTINGS (TREE)	A-3	B	14	.2%
4	4 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-4	D	92	1%
5	5 / LOW WATER USE PLANTINGS (WARM SEASON TURF)	A-5	D	951	11%
6	6 / LOW WATER USE PLANTINGS (TREE)	A-6	B	14	.2%
7	7 / MODERATE WATER PLANTINGS (TREE)	A-7	B	21	.2%
8	8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-8	D	1,267	14%
9	9 / LOW WATER USE PLANTINGS (TREE & GROUNDCOVER)	A-9	D	325	4%
10	10 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	A-10	D	603	7%
11	11 / LOW WATER USE PLANTINGS (TREE)	A-11	B	14	.2%
12	12 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	A-12	D	530	6%
13	13 / MODERATE WATER USE PLANTINGS (TREE & GROUNDCOVER)	A-13	D	539	6%
14	14 / LOW WATER USE PLANTINGS (GROUNDCOVER)	A-14	D	565	6%
15	15 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-15	D	547	6%
16	16 / MODERATE WATER PLANTINGS (TREE)	A-16	B	28	.3%
17	17 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-17	D	582	7%
18	18 / LOW WATER USE PLANTINGS (TREE)	A-18	B	21	.2%
19	19 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-19	D	92	1%
20	20 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-20	D	537	6%
21	21 / LOW WATER USE PLANTINGS (TREE)	A-21	B	14	.2%
22	22 / LOW WATER USE PLANTINGS (WARM SEASON TURF)	A-22	D	841	10%
		TOTAL		8,777	100.0%

*HYDROZONE
HW = HIGH WATER USE PLANTS
MW = MODERATE WATER USE PLANTS
LW = LOW WATER USE PLANTS

**IRRIGATION METHOD
MS = MICRO-SPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER



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

NORTH

SQLA INC
Landscape Architects
380 N. PALM ST. SUITE B
BREA, CA, 92821
la@sqlainc.com
www.sqlainc.com
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

KS TECH GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT OF KS TECH GROUP, INC. FAILURE TO DO SO MAY RESULT IN LIABILITY UNDER APPLICABLE LAWS.

REVISIONS

DATE	NO.	REASON

HYDROZONE PLAN

REGISTERED LANDSCAPE ARCHITECT SAMUEL KYUN KIM STATE OF CALIFORNIA

E&J INVESTMENT, LLC
20917 HIGGINS CT, TORRANCE, CA 90501
Voice (310)263-7400 Fax (310)755-6234

ISSUED DATE

2-6-2018	
09-13-2018	

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE, BUELLTON, CA

PROJECT # 21743
SHEET NO.
LI-1A
MAY 2006 KST

Tentative Tract Map No. 31,060

being a division of Lots 9, 10, 11, & 12 of Block 1, of the Frese Subdivision of the Town of Buellton, being a part of Tract 8 of the Subdivision of a part of the Rancho San Carlos de Jonata, per 9/MS/77, as recorded in the Office of the County Recorder, County of Santa Barbara, State of California.

Assessor's Parcel Numbers

099-283-005
099-283-006
099-283-007

Owner:

E & J Investment, LLC, a California limited liability company
20917 Higgins Court
Torrance, CA 90501

Certificate of Ownership

I hereby apply for approval of the division of real property shown on this plat and certify that I am the legal owner or the authorized agent of the owner and that the information shown hereon is true and correct to the best of my knowledge and belief.

Signed:_____ Date:_____, 20___
Printed Name: S. Kim
Authorized Agent

Notes:

City of Buellton:
Zoning: RM - 16
Land Use: Multi-Family Residential

Acreage:

	Gross & Net
Existing	30,000 SF

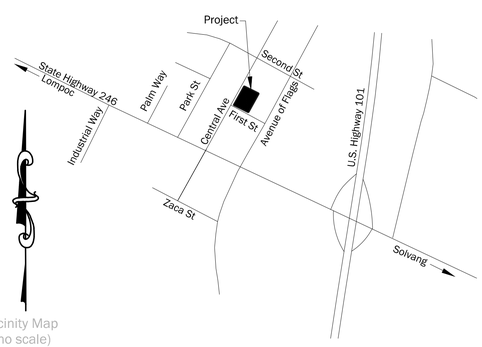
Easements:
No public or private easements on property

Bearings & Elevations are per 177/RS/89-90
Distances are per 9/MS/77.

See Sheets T, C-1, C-2, A-1, A-2, A-3 & L for additional information this project

LOT AREAS

EXISTING APN	AREA (S.F.)
099-283-005	7,500
099-283-006	7,500
009-283-007	15,000
PROPOSED	
LOT 1	3,500
LOT 2	3,150
LOT 3	3,150
LOT 4	4,200
LOT 5	4,000
LOT 6	3,600
LOT 7	3,600
LOT 8	4,800



Vicinity Map
(no scale)

Legend and Notes

CLF	chain link fence
Dsp	down spout
FH	fire hydrant
GM	gas meter
HB	hose bib
H Cap	handicap
IP	iron pipe
SC/O	sewer cleanout
WV	water valve

Concrete

20 0 10 20 40 80

REVISIONS	
DATE	REMARKS
02-15-2017	added correct APN's
02-21-2018	add table, gp, blds, setbacks, alley ep,sm, dist,
02-22-2018	add side yard setbacks
04-23-2018	add street easement, PUE

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.

_____ DATED _____
JED B. BLAKE, PLS 4786

PREPARED BY
Coast Engineering & Survey, Inc.
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 IN 2016

DATE PREPARED 5/15/2017
DRAWING NO. 2016087_TTM
BY KSB

SHEET 1 OF 1
PROJECT NO. 2016087
SCALE 1" = 20'
DATUM Buellton City Datum NAVD88

PREPARED BY
Coast Engineering and Survey, Inc.
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 869
BUELLTON, CA 93427
TEL: 805-688-2054
FAX 805-686-1976
EMAIL us@blakelandsurveys.com