

LEGEND

(B) BENCH (SEE ARCHITECT'S PLANS)	(P) PERMEABLE PAVEMENT
(BP) BI-CYCLE PARKING (PLANS)	(PC) PERMEABLE CONCRETE PAVEMENT
(C) CONCRET (SEE ARCHITECT'S PLANS)	(PE) PERMEABLE PAVEMENT
(D) DRAIN W/LET	(PP) PERMEABLE PAVEMENT PAVERS
(E) FENCE (SEE ARCHITECT'S PLANS)	(P) NEW AC PAVEMENT
(F) FIRE HYDRANT	(PW) NEW CONCRETE WALKS
(G) GRILL	(R) NEW PERMEABLE PAVERS
(H) ACCESSIBLE PARKING SPACE	
(L) LANDSCAPE AREA	
(M) MAIL BOX	
(N) PARKING	
(O) PLAYGROUND EQUIPMENT	
(P) PERMEABLE PAPER GUTTER (SEE DETAIL ON SH. CE-06)	
(R) CONCRETE RETAINING WALL	
(S) SIGN DRAIN PIPE	
(T) CONCRETE RETAINING WALL	
(U) STREET LIGHT (SEE PLANS BY THOM ELECTRIC)	
(V) PROPOSED 6\"/>	

EXISTING IMPROVEMENTS:

APN 137-170-011
 THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-011 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLION APARTMENT PROJECT (A.P.N. 137-170-053). THESE EXISTING IMPROVEMENTS INCLUDE THE 26\"/>

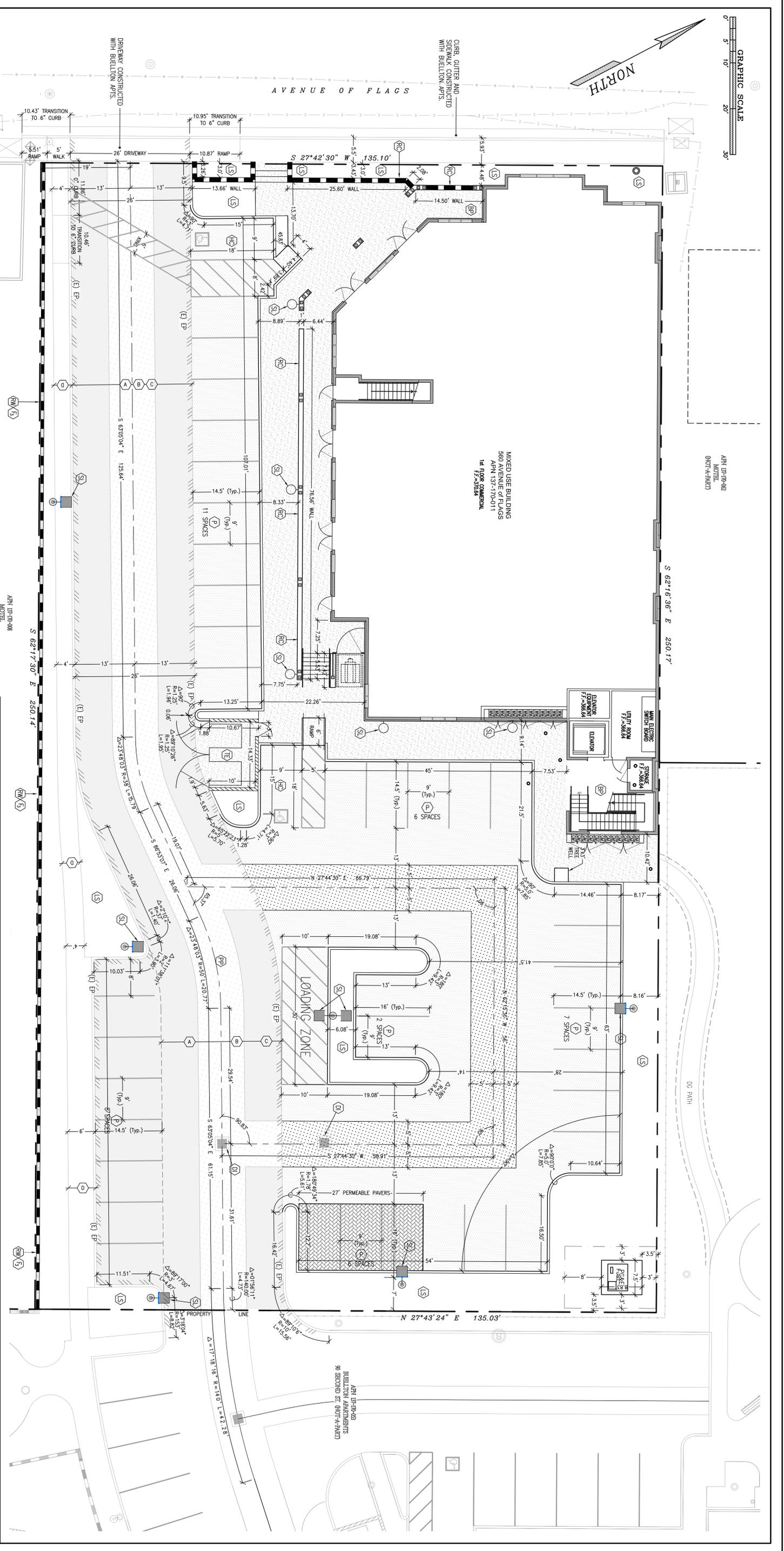
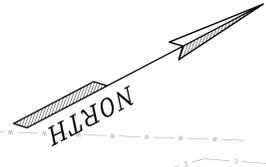
APN 137-170-053
 THE IMPROVEMENTS SHOWN ON A.P.N. 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE BULLION APARTMENT PROJECT. THESE IMPROVEMENTS ARE SHOWN HEREON FOR REFERENCE ONLY. ALL INQUIRIES FOR SPECIFIC CONSTRUCTION INFORMATION FOR THE BULLION APARTMENTS SHALL REFER TO THE APPROVED PLANS AND CONSTRUCTION DOCUMENTS FOR THAT PROJECT ONLY.

PROPOSED EASEMENTS

(A) 26\"/>



DATE:	REVISIONS	REVIEWED BY:	DATE:	DRAWN BY:	SCALE:	SID GOLDSTEN - CIVIL ENGINEER, INC. PLANNING • DESIGN STUDIOS • RESIDENTIAL/COMMERCIAL DEVELOPMENT 650 ALAMO RIVEROOD ROAD SUITE 302 SOLVANG, CA 93463 email: sid@goldsten.com web: www.goldsten.com FAX: (805) 688-6582	SHEET NO. 2 OF 7 SHEET NAME: DEVELOPMENT PLAN 560 AVENUE OF FLAGS BULLION, CA 93427 APN 137-170-011 FILE NO. 14-01-103
DATE:	REVISIONS	REVIEWED BY:	DATE:	DRAWN BY:	SCALE:		



SITE PLAN
SCALE: 1" = 10'

- PROPOSED EASEMENTS**
- (A) 26' WIDE WAREHOUSE EASEMENT TO THE CITY OF BELLTON
 - (B) PUBLIC UTILITY EASEMENT TO BELLTON A.P.N. 137-170-053
 - (C) PROGRESSIVE EASEMENT TO BELLTON A.P.N. 137-170-053

- LEGEND**
- (BP) BRUSH (SEE ARCHITECT'S PLANS)
 - (BP) BICYCLE PARKING (SEE ARCHITECT'S PLANS)
 - (DI) DRAIN INLET (SEE ARCHITECT'S PLANS)
 - (DI) DRAIN MANHOLE
 - (FC) FENCE (SEE ARCHITECT'S PLANS)
 - (FR) FIRE HOSEWALL
 - (GR) GRILL
 - (AP) ACCESSIBLE PARKING SPACE
 - (LA) LANDSCAPE AREA
 - (MB) MAIL BOX
 - (MP) MOTORCYCLE PARKING
 - (P) PARKING
 - (PE) PERMEABLE PAVED EQUIPMENT
 - (PE) PERMEABLE PAVED CUTTER (SEE ARCHITECT'S PLANS)
 - (FR) FRANCH TABLE
 - (RC) CONCRETE RETAINING WALL
 - (RM) CHU REMAINING WALL
 - (SD) STORM DRAIN PIPE
 - (SL) STREET LIGHT (SEE PLANS BY THOMAS ELECTRIC)
 - (SM) PROPOSED 6" SEWER MAIN (SEE CE-07)
 - (TE) TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)
 - (W) PROPOSED WATER LINES (SEE CE-07)
 - (WM) WATER METER
 - (E) EXISTING AC PAVEMENT
 - (E) EXISTING PERMEABLE WALKS
 - (E) EXISTING PERMEABLE PAVEMENTS
 - (N) NEW AC PAVEMENT
 - (N) NEW CONCRETE WALKS
 - (N) NEW PERMEABLE PAVEMENTS

EXISTING IMPROVEMENTS:

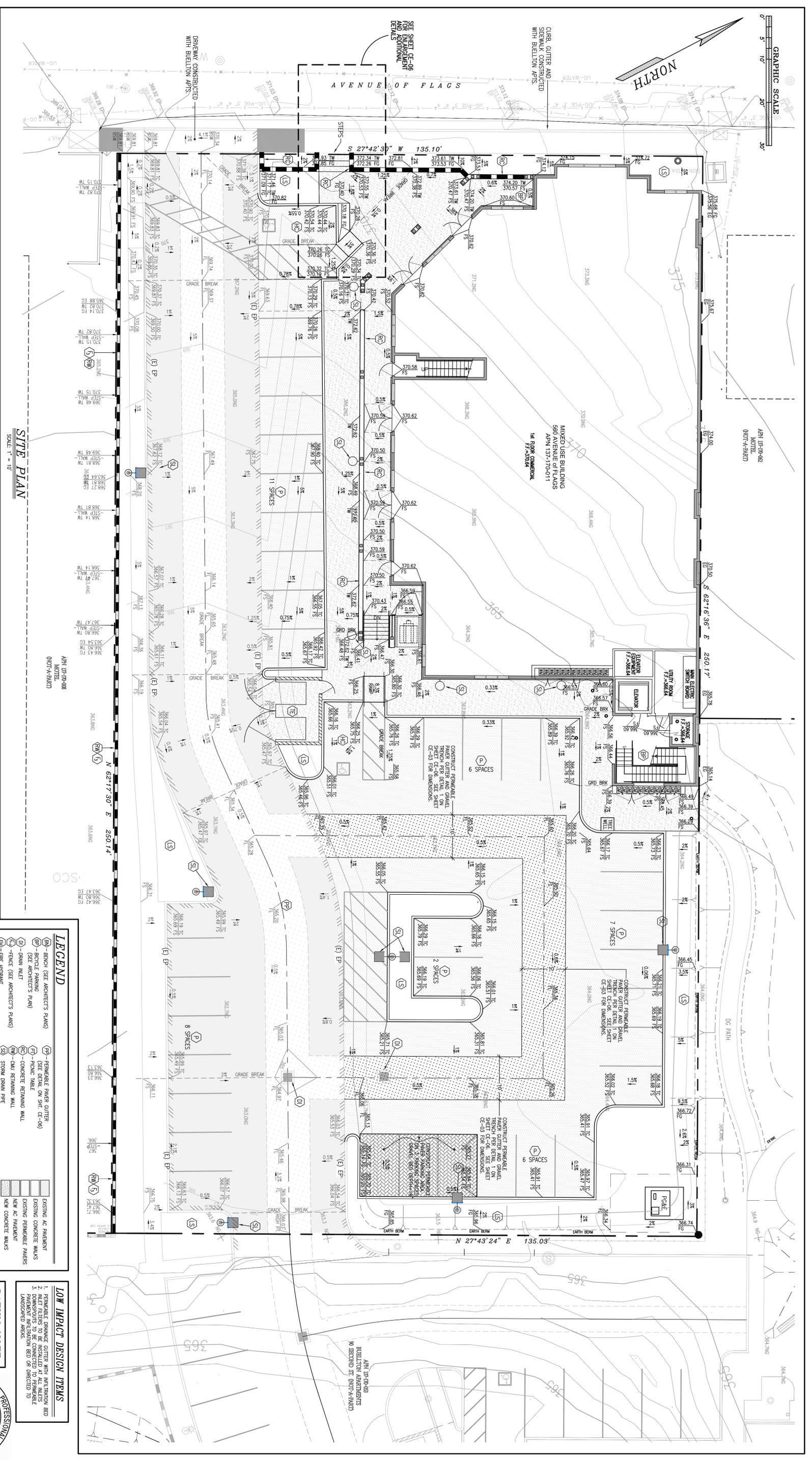
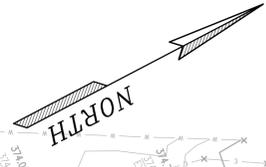
APN. 137-170-011
THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-011 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BELLTON APARTMENT PROJECT (A.P.N. 137-170-053). THESE EXISTING IMPROVEMENTS INCLUDE THE 26' WIDE PAVED DRIVEWAY (WITH 10' PERMEABLE PAVED CUTTER AND GRASS), INFILTRATION TRENCH WITH SUBIRAN, 8 PAVED PARKING SPACES, THE 8" PVC PUBLIC WATER MAIN, THE 18" STORM DRAIN PIPES AND CATCH BASINS, AND THE CONCRETE SIDEWALK AND CHU REMAINING WALL ALONG THE SOUTH PROPERTY LINE.

APN. 137-170-053
THE IMPROVEMENTS SHOWN ON A.P.N. 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE BELLTON APARTMENT PROJECT. THESE IMPROVEMENTS ARE SHOWN HEREON FOR REFERENCE ONLY. ALL INQUIRES FOR SPECIFIC CONSTRUCTION INFORMATION FOR THE BELLTON APARTMENTS SHALL REFER TO THE APPROVED PLANS AND CONSTRUCTION DOCUMENTS FOR THAT PROJECT ONLY.

HORIZONTAL CONTROL



DATE:	REVISIONS:	REVIEWED BY:	REVIEWED BY:	DATE:	SCALE:	DESIGNER:	DESIGNER:	DATE:	SCALE:	DESIGNER:	DESIGNER:
				5 JUNE 2015	AS SHOWN	JSG	JSG	5 JUNE 2015	AS SHOWN	JSG	JSG
				SID GOLDSTIEN - CIVIL ENGINEER, INC. PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT 560 ALAMO RINJADO ROAD SUITE 302 SOLVANG, CA 93463 email: sid@goldstien.com web: www.sidgoldstien.com FAX: (805) 688-6582		SID GOLDSTIEN R.C.E. # 33,042 (expires 6-30-2016)		SID GOLDSTIEN - CIVIL ENGINEER, INC. DEVELOPMENT PLAN 560 AVENUE OF FLAGS BELLTON, CA 93427 APN 137-170-011		SHEET NO. 3 OF 7 SHEET NAME: CE-03 FILE NO: 14-01-103	



EXISTING IMPROVEMENTS:

APN 137-170-011 THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-011 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLION. THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLION. THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLION. THE IMPROVEMENTS SHOWN AS EXISTING ON A.P.N. 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLION.

ESTIMATED EARTHWORK QUANTITIES

EARTHWORK QUANTITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE BASED ON THE PRELIMINARY GRADING PLAN. ACTUAL QUANTITIES WILL VARY BASED ON THE FINAL GRADING PLAN. QUANTITIES FOR EXISTING AND PROPOSED INFILTRATION TRENCH, BUILDING AND WALL FOOTINGS, OR OVERHEADLINE.

± 867 C.Y. RAW FILL ± 600 C.Y. RAW CUT

SITE PLAN

SCALE: 1" = 10'

LEGEND

(R) BENCH (SEE ARCHITECT'S PLANS)	(P) PERMEABLE PAVEMENT CUTTER (SEE DETAIL ON SHEET CE-06)
(P) BEYOND PARKING (SEE ARCHITECT'S PLAN)	(C) CONCRETE RETAINING WALL
(D) DRAIN INLET	(M) MAIL BOX
(F) FENCE (SEE ARCHITECT'S PLANS)	(W) WIRE WATER
(H) FENCE HORIZONTAL	(S) STREET LIGHT (SEE PLANS BY THOMA ELECTRIC)
(L) LIGHT	(P) PROPOSED 6" SEWER MAIN (SEE CE-07)
(A) ACCESSIBLE PARKING SPACE	(R) RAIN ENCLOSURE (SEE ARCHITECT'S PLANS)
(L) LANDSCAPE AREA	(M) MAIL BOX
(M) MAIL BOX	(W) WATER METER
(E) ELEVATOR	(W) WATER METER
(E) ELEVATOR	(W) WATER METER
(E) ELEVATOR	(W) WATER METER

LOW IMPACT DESIGN ITEMS

- PERMEABLE PAVEMENT CUTTER WITH INFILTRATION BED
- WATER FILTERS TO BE INSTALLED AT ALL INLETS
- CONCRETE TO BE CONCRETE TO PERMEABLE PAVEMENT INFILTRATION BED OR DIRECTED TO LANDSCAPE AREAS

DATUM NOTE

ALL TPO AND FLOOD PLAIN ELEVATIONS ARE ON '88 DATUM



REVISIONS

DATE:	REVISIONS:
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REVIEWED BY:

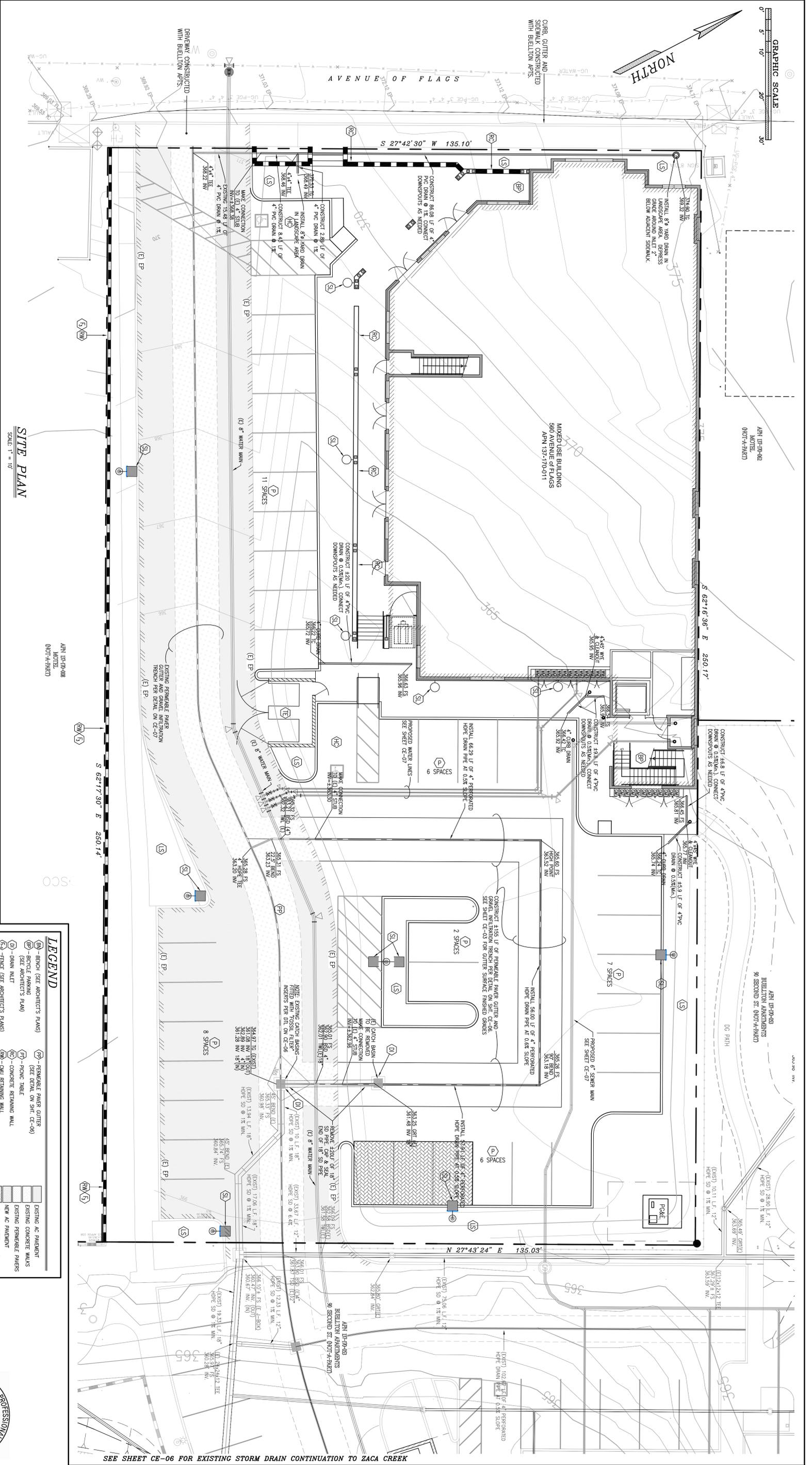
DATE:	REVIEWED BY:
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SCALE:

SID GOLDSTEN - CIVIL ENGINEER, INC.
 PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT
 660 ALAMO RIVIERO ROAD
 SUITE 300
 SOLVANG, CA 93463
 email: sid@goldst.com
 www: www.gjse.com
 FAX: (805) 688-5582

DEVELOPMENT PLAN
 560 AVENUE OF FLAGS
 BULLION, CA 93427
 APN 137-170-011

SHEET NO. 4 OF 7
SHEET NAME: CE-04
FILE NO: 14-01-103



EXISTING IMPROVEMENTS:

APN 137-170-011
 THE IMPROVEMENTS SHOWN AS EXISTING ON APN 137-170-011 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BUELLTON APARTMENT PROJECT (A.P.N. 137-170-053). THESE EXISTING IMPROVEMENTS INCLUDE THE 28" WIDE PAVED DRAINAGE (M) TO PERMISSIBLE PAPER GUTTER AND GRAVEL INFILTRATION TRENCH WITH SUBPUMP, 8" PAVED PARKING SPACES, THE 8" PVC PUBLIC WATER MAIN, THE 8" WATER MAINS AND 12" DOWNSPOUTS, AND THE CONCRETE SIDEWALK AND CURB REMAINING WALL ALONG THE SOUTH PROPERTY LINE.

APN 137-170-053
 THE IMPROVEMENTS SHOWN ON APN 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE PROJECT THESE IMPROVEMENTS INCLUDE THE 8" WATER MAIN, THE 8" PVC PUBLIC WATER MAIN, THE 8" WATER MAINS AND 12" DOWNSPOUTS, AND THE CONCRETE SIDEWALK AND CURB REMAINING WALL ALONG THE SOUTH PROPERTY LINE.

LOW IMPACT DESIGN (L.I.D.) ITEMS

1. PERMISSIBLE DRAINAGE GUTTER WITH INFILTRATION BED
2. INLET FILTERS TO BE INSTALLED AT ALL INLETS
3. DOWNSPOUTS TO BE CONNECTED TO PERMISSIBLE INFILTRATION BED OR DIRECTED TO LANDSCAPED AREAS.

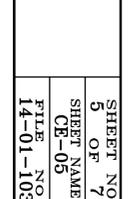
LEGEND

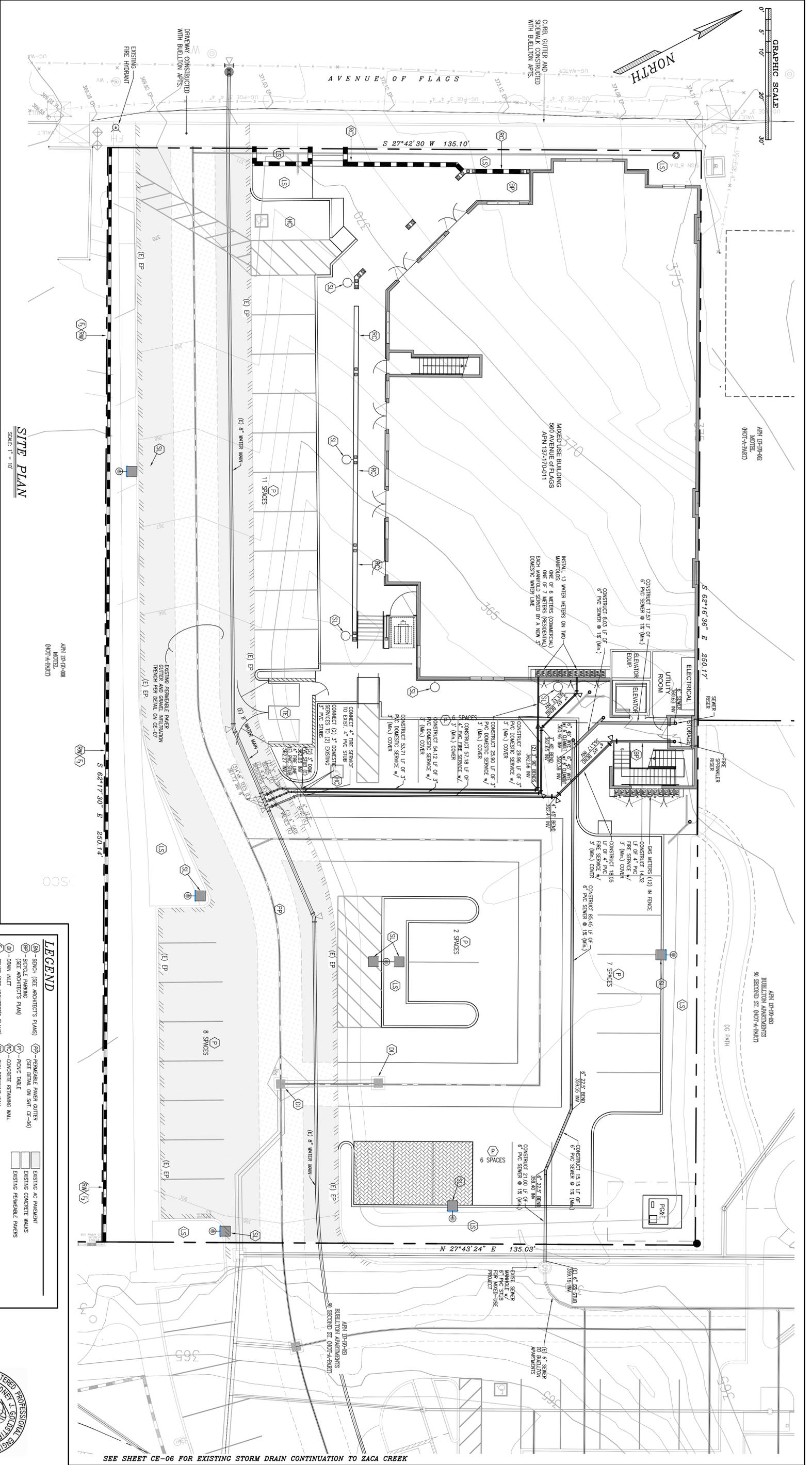
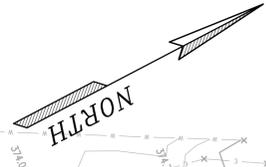
(A) - BRUSH (SEE ARCHITECT'S PLANS)	(PP) - PERMISSIBLE PAPER GUTTER (SEE DETAIL ON SHEET CE-06)
(BP) - BRICK PAVING (SEE ARCHITECT'S PLAN)	(FT) - FINISH TABLE
(M) - DRAIN INLET	(KO) - CONCRETE RETAINING WALL
(N) - TRANCE (SEE ARCHITECT'S PLANS)	(NO) - CURB RETAINING WALL
(O) - FIRE HYDRANT	(SD) - STORM DRAIN PIPE
(P) - ACCESSIBLE PARKING SPACE	(SS) - STREET LIGHT (SEE PLANS BY THOMA ELECTRIC)
(S) - LANDSCAPE AREA	(ST) - TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)
(W) - WALL BOX	(TM) - PROPOSED WATER LINES (SEE CE-07)
(X) - PLAYGROUND EQUIPMENT	(WM) - WATER METER

STORM DRAIN

SEE SHEET CE-06 FOR EXISTING STORM DRAIN CONTINUATION TO ZACA CREEK

DATE:	REVISIONS:	REVIEWED BY:	REVIEWED BY:	DATE:	DESIGNER:	SCALE:	DESIGNER:	DATE:	DESIGNER:	SCALE:	DESIGNER:
				5 JUNE 2015	JSG	AS SHOWN	JSG	5 JUNE 2015	JSG	AS SHOWN	JSG
<p>SID GOLDSTEN - CIVIL ENGINEER, INC.</p> <p>PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT</p> <p>560 AVENUE OF FLAGS BUELLTON, CA 93427 APN 137-170-011</p> <p>www.sidgoldsten.com (805) 688-1526 (805) 688-5582</p>											
<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>SIDNEY J. GOLDSTEN</p> <p>C 33042 EXPIRES 6/30/2016</p> <p>STATE OF CALIFORNIA</p>											
<p>SHEET NO. 5 OF 7</p> <p>SHEET NAME: CE-05</p> <p>FILE NO: 14-01-103</p>											





EXISTING IMPROVEMENTS:

APN 137-170-011
 THE IMPROVEMENTS SHOWN ON APN 137-170-011 ARE TO BE CONSTRUCTED AS PART OF THE ADJACENT BULLTON APARTMENT PROJECT (APN 137-170-053). THESE EXISTING IMPROVEMENTS INCLUDE THE 28' WIDE PAVED DRIVEWAY (WITH 2' FERRULE PAVER CUTTER AND GRATE) INTERSECTION WITH SECOND ST, 8 PAVED PARKING SPACES, THE 8" PVC PUBLIC WATER MAIN, 3" PVC DRAIN PIPES AND MANHOLES, AND THE CONCRETE SIDEWALK AND CURB REMAINING WALL ALONG THE SOUTH PROPERTY LINE.

APN 137-170-053

THE IMPROVEMENTS SHOWN ON APN 137-170-053 ARE TO BE CONSTRUCTED AS PART OF THE BULLTON APARTMENT PROJECT. THESE IMPROVEMENTS INCLUDE THE 28' WIDE PAVED DRIVEWAY (WITH 2' FERRULE PAVER CUTTER AND GRATE) INTERSECTION WITH SECOND ST, 8 PAVED PARKING SPACES, THE 8" PVC PUBLIC WATER MAIN, 3" PVC DRAIN PIPES AND MANHOLES, AND THE CONCRETE SIDEWALK AND CURB REMAINING WALL ALONG THE SOUTH PROPERTY LINE.

SITE PLAN

SCALE 1" = 10'

LEGEND

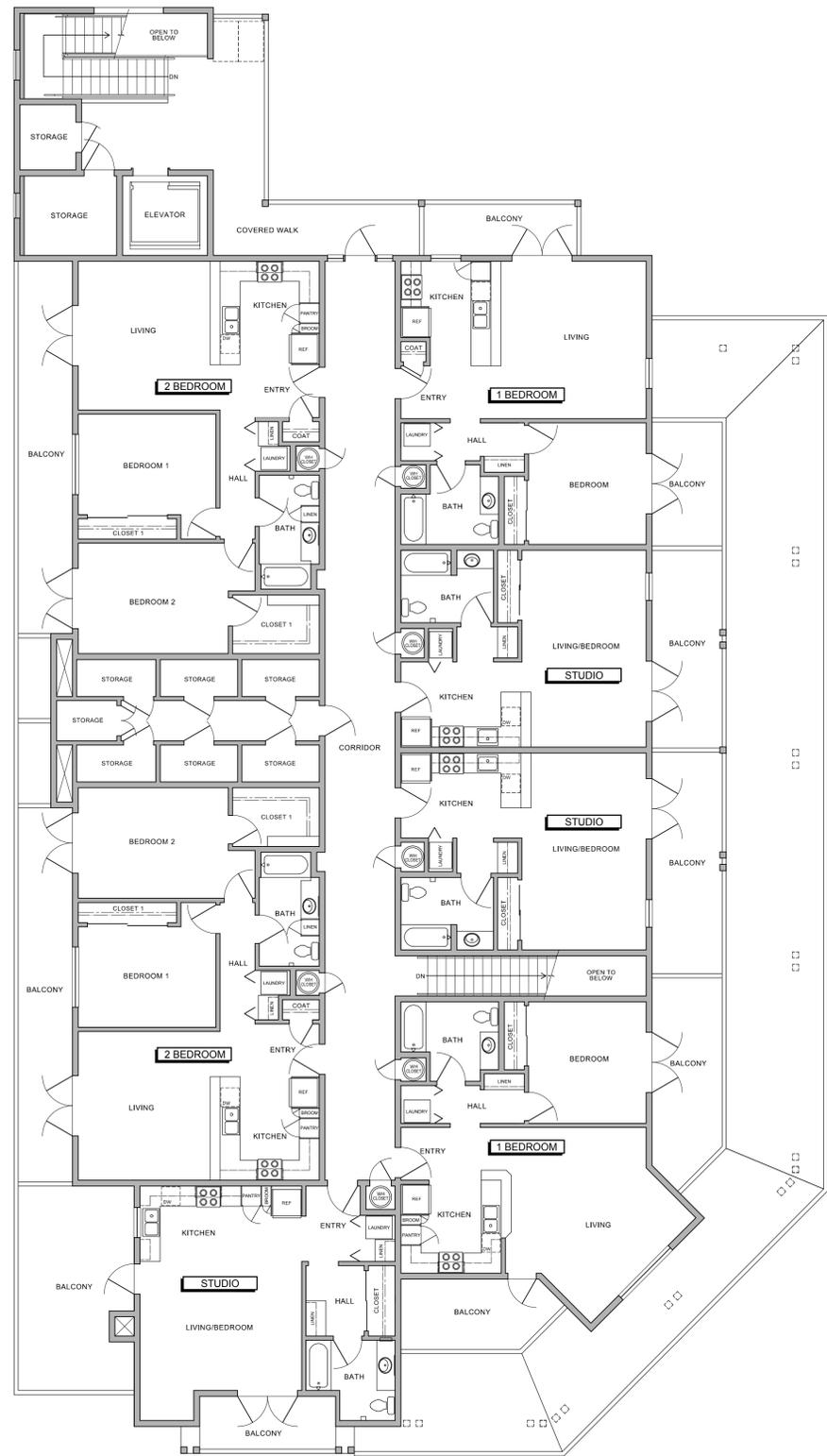
(P) BENCH (SEE ARCHITECT'S PLANS)	(EP) REINFORCE PAVEMENT CUTTER
(BP) BICYCLE PARKING (SEE ARCHITECT'S PLANS)	(ST) STREET LIGHT (SEE PLANS BY THOMAS ELECTRIC)
(D) DRAIN INLET	(SM) STORM DRAIN PIPE
(F) FENCE (SEE ARCHITECT'S PLANS)	(SS) PROPOSED 6" SEWER MAIN (SEE CE-07)
(M) MANHOLE	(TE) TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)
(L) LANDSCAPE AREA	(TW) PROPOSED WATER LINES (SEE CE-07)
(M) MAIL BOX	
(P) PARKING	
(PE) PLAYGROUND EQUIPMENT	
(PT) PAVEMENT CUTTER	
(ST) STREET LIGHT (SEE PLANS BY THOMAS ELECTRIC)	
(SM) STORM DRAIN PIPE	
(SS) PROPOSED 6" SEWER MAIN (SEE CE-07)	
(TE) TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)	
(TW) PROPOSED WATER LINES (SEE CE-07)	
(EP) REINFORCE PAVEMENT CUTTER (SEE DETAIL ON SHEET CE-06)	
(ST) STREET LIGHT (SEE PLANS BY THOMAS ELECTRIC)	
(SM) STORM DRAIN PIPE	
(SS) PROPOSED 6" SEWER MAIN (SEE CE-07)	
(TE) TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)	
(TW) PROPOSED WATER LINES (SEE CE-07)	
(PT) PAVEMENT CUTTER (SEE DETAIL ON SHEET CE-06)	
(ST) STREET LIGHT (SEE PLANS BY THOMAS ELECTRIC)	
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(SM) STORM DRAIN PIPE	
(SS) PROPOSED 6" SEWER MAIN (SEE CE-07)	
(TE) TRASH ENCLOSURE (SEE ARCHITECT'S PLANS)	
(TW) PROPOSED WATER LINES (SEE CE-07)	

DATE:	5 JUNE 2015	DESIGNER:	JSG	SCALE:	AS SHOWN	SHEET NO.:	7 OF 7
REVISIONS:		DRAWN BY:	JSG	DESIGNED BY:	JSG	SHEET NAME:	CE-07
		DATE:	5 JUNE 2015	DESIGNED BY:	JSG	FILE NO.:	14-01-103
		REVIEWED BY:		DESIGNED BY:	JSG		
		REVIEWED BY:		DESIGNED BY:	JSG		
		DATE:	5 JUNE 2015	DESIGNED BY:	JSG		
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		DATE:	5 JUNE 2015	DESIGNED BY:	JSG		
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		DATE:	5 JUNE 2015	DESIGNED BY:	JSG		
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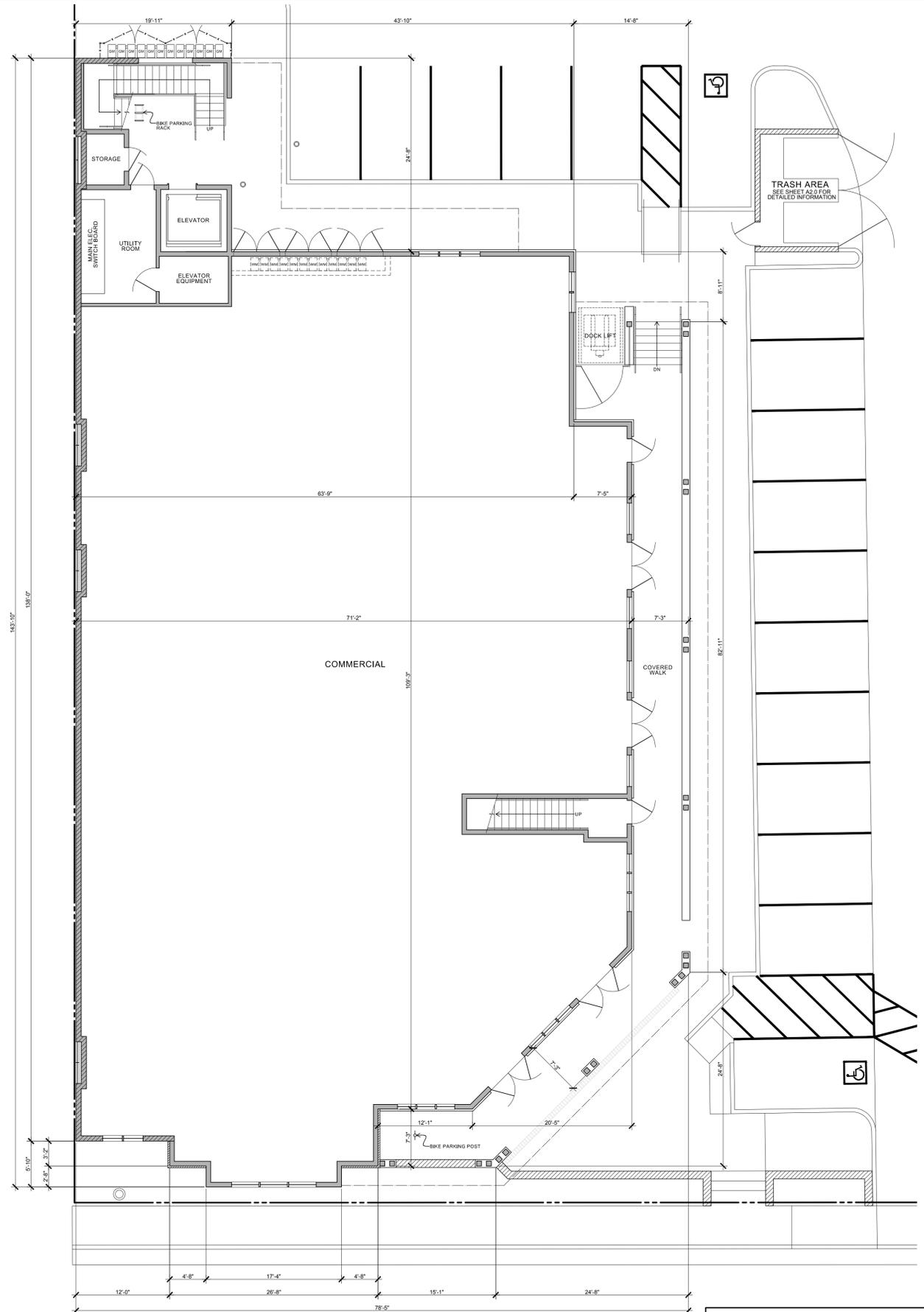
UNDERGROUND UTILITIES



SEE SHEET CE-06 FOR EXISTING STORM DRAIN CONTINUATION TO ZACA CREEK



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

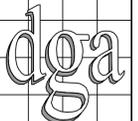


FIRST FLOOR PLAN
1/8" = 1'-0"



ARCHITECTURAL INDEX OF DRAWINGS	
A1.0	FLOOR PLANS
A2.0	ROOF PLAN / TRASH AREA PLAN & ELEV.
A3.0	ELEVATIONS
E1.0	SITE LIGHTING PLAN
CLP-01	CONCEPTUAL LANDSCAPE PLAN
CLP-02	CONCEPTUAL IRRIGATION PLAN

DAVID GOLDSTIEN ARCHITECT INC. AIA
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805-688-1530



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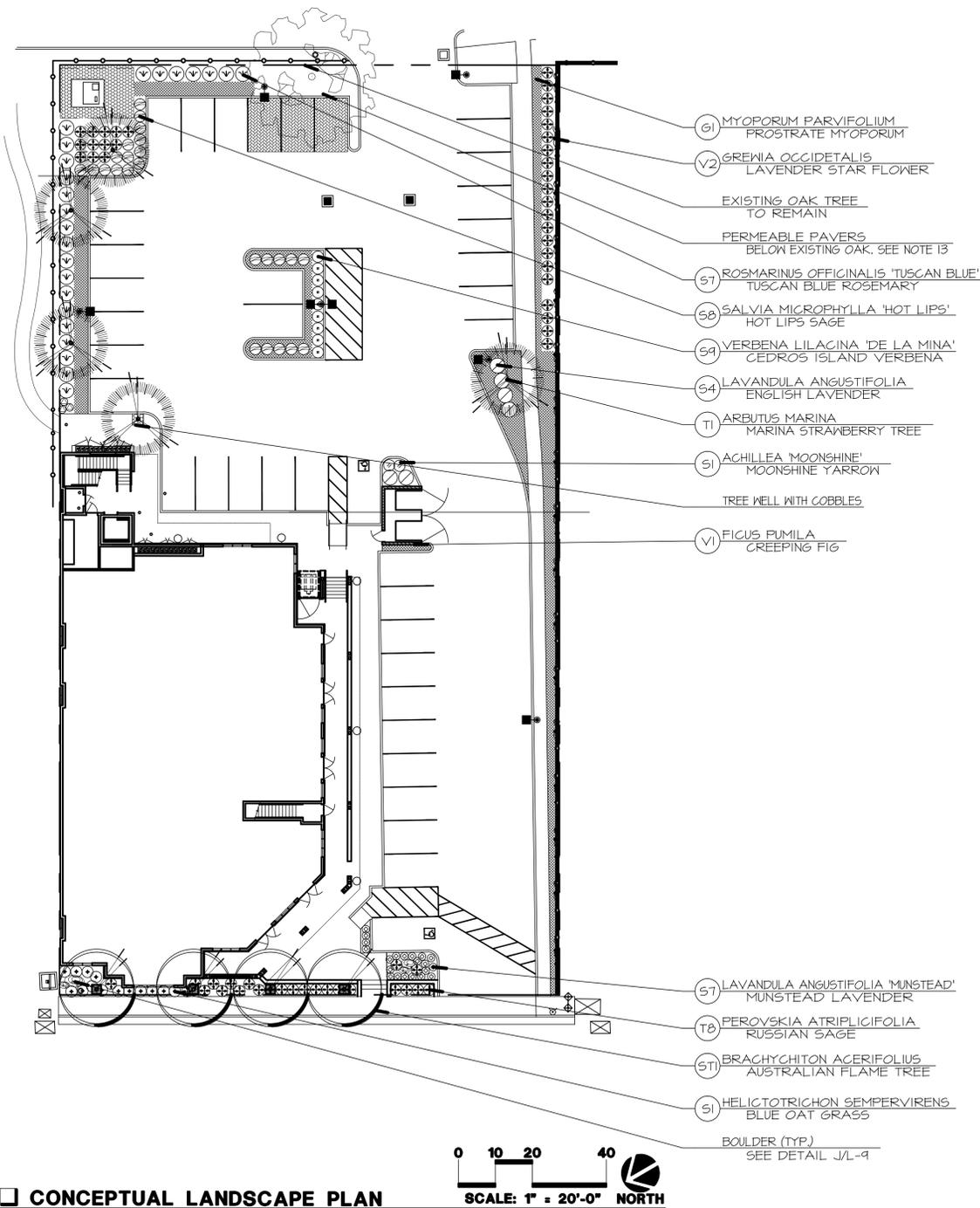
BUELLTON MIXED USE BUILDING

AVE OF THE FLAGS
BUELLTON, CA

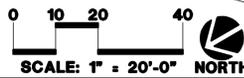


REVISIONS	
6-8-15	DP SUB.
3-4-15	DP SUB.

PRINTED	
PLOTTED	6-8-15
DRAWN	RA
JOB	1402
SHEET	
A1.0	
OF	SHEETS



CONCEPTUAL LANDSCAPE PLAN



TREE PRESERVATION NOTES:

- PRIOR TO THE BEGINNING OF GRADING AND DURING ALL CONSTRUCTION, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NONDISTURBANCE.
- PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS.
- PRIOR TO BEGINNING WORK OR ANY EXCAVATION THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 642-2444.
- REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.
- NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE TEMPORARY ORANGE PLASTIC FENCING.
- NO WORK SHALL OCCUR OUTSIDE THE PROJECT PROPERTY LINES.
- IF ANY DISCREPANCY ARISES ON SITE REGARDING TREE STATUS, THE TREE PRESERVATION PLAN SHALL TAKE PRIORITY OR CONTACT ARBORIST FOR CLARIFICATION.
- IF UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP-LINE OF ANY OF THE TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVED:
 - WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
 - EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.
 - ALL ROOTS TWO (2) INCHES OR LESS IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.
 - WHERE BY ALL OTHERS SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
 - WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.
 - TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- ANY DISCREPANCIES AND OR QUESTIONS THAT MAY ARISE ON SITE SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR ARBORIST WITHIN 24 HOURS.
- TREES SHALL BE PROTECTED OR REMOVED PER TREE INVENTORY L-1 (5.17.99).
- ALL EXISTING SHRUBBERY AND GROUNDCOVER SHALL BE REMOVED UNLESS NOTED ON THE PLAN TO REMAIN.
- ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

PLANTING LEGEND	
SITE TREES	
SYMBOL:	NAME:
	T1 ARBUTUS MARINA MARINA STRAWBERRY TREE
STREET TREES	
SYMBOL:	NAME:
	S7I BRACHYCHITON ACERIFOLIUS AUSTRALIAN FLAME TREE
SHRUBS	
SYMBOL:	NAME:
	S1 ACHILLEA MILLEFOLIUM 'PAPRIKA' PAPRIKA COMMON YARROW
	S2 ACHILLEA 'MOONSHINE' MOONSHINE YARROW
	S3 HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	S4 LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER
	S5 LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	S6 PEROVSKIA ATRIFLIGIFOLIA RUSSIAN SAGE
	S7 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY
	S8 SALVIA MICROPHYLLA 'HOT LIPS' HOT LIPS SAGE
	S9 VERBENA LILACINA 'DE LA MINA' CEDROS ISLAND VERBENA
GROUND COVER	
SYMBOL:	NAME:
	G1 MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM
VINES	
SYMBOL:	NAME:
	V1 FICUS PUMILA CREEPING FIG
	V2 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER

GENERAL NOTES:

- Minimum plant sizes: street trees (24" box), site trees (15 gal.), shrubs (1 gal.), groundcover (flats), turf (seed).
- New irrigation system to be installed as a part of site construction. System shall be underground and automatic with pop-up spray heads, and automatic rain shutoff. Low precipitation rate heads to be used to minimize runoff.
- Point of connection for water supply, shall be by new landscape meter separate from the domestic supply.
- All planting areas shall receive a minimum 3" layer of medium bark mulch after installation.
- All plant material shall be low water consuming and conform to City of Buellton water conservation ordinance.
- All planting and irrigation shall be installed per City of Buellton standards and codes.
- Drawings are for design and review purposes only and shall not be used as construction documents.
- The final locations of street trees shall be determined on site by the City of Buellton.
- Backflow devices must be located in a shrubbery area and adequately screened from view per City of Buellton requirements.
- All areas beyond the area of work that are disturbed by construction shall be returned to original condition.
- For site work, architectural, and grading/drainage information see plans by others. See architect's site plan for easements, fencing, setbacks and related site information.
- Plant palette shown is for design concept purposes only. Final plant selections may vary.
- Refer to tree report dated: 2012.11.20 by Padre Associates Inc.

SUSTAINABLE DESIGN PRINCIPLES AND CONCEPTS

We believe in green design as a philosophical approach. Sustainability considerations will guide our team throughout the design and development process. Our design and construction team are members of the US Green Building Council, and we will develop design, construction and operating strategies consistent with LEED rating system to achieve the highest possible environmental efficiency. Beginning with the programming process, sustainability considerations will provide us direction.

Building site orientation, the quality of open space, efficient use of environmentally friendly materials, logical site circulation patterns, and energy efficiency are all considerations. Early integration of sustainability strategies will ensure successful implementation and will control costs.

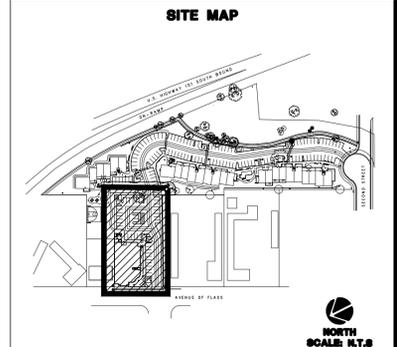
Design coordination between all major team members has been part of the initial design process. The approach will continue to evolve during the entire development process, and will help us to continually analyze alternative considerations. Site considerations include reduction of impervious materials to enhance reabsorbing of rainwater to minimize site runoff into the creek.

Landscaping will include the use of native, drought-tolerant planting materials, bio swales and site water retention. Plants of similar water requirements will be grouped together to form hydro-zones based on WUCOLS ratings. Project green open spaces will be usable by residents and will help to reduce the heat island effect common to spaces in developed environments.

Reduced water consumption will be part of the design and construction process for the landscape. The irrigation system will be designed in zones to take care of the planting hydro-zones. The system will include efficient head layout and products including drip systems where appropriate. The controller will be weather based to maximize the application of irrigation based on the plants specific needs. Additional equipment will include automatic rain shutoff, moisture sensors and or wind sensors.

UNDERGROUND SERVICE ALERT

 CALL TOLL FREE
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 OR
 811
 TWO DAYS BEFORE YOU DIG



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BUELLTON MIXED-USE BUILDING

BUELLTON, CA

Owner:
SANTA YNEZ BAND OF CHUMASH INDIANS
 585 McMURRAY ROAD
 BUELLTON, CA 93427

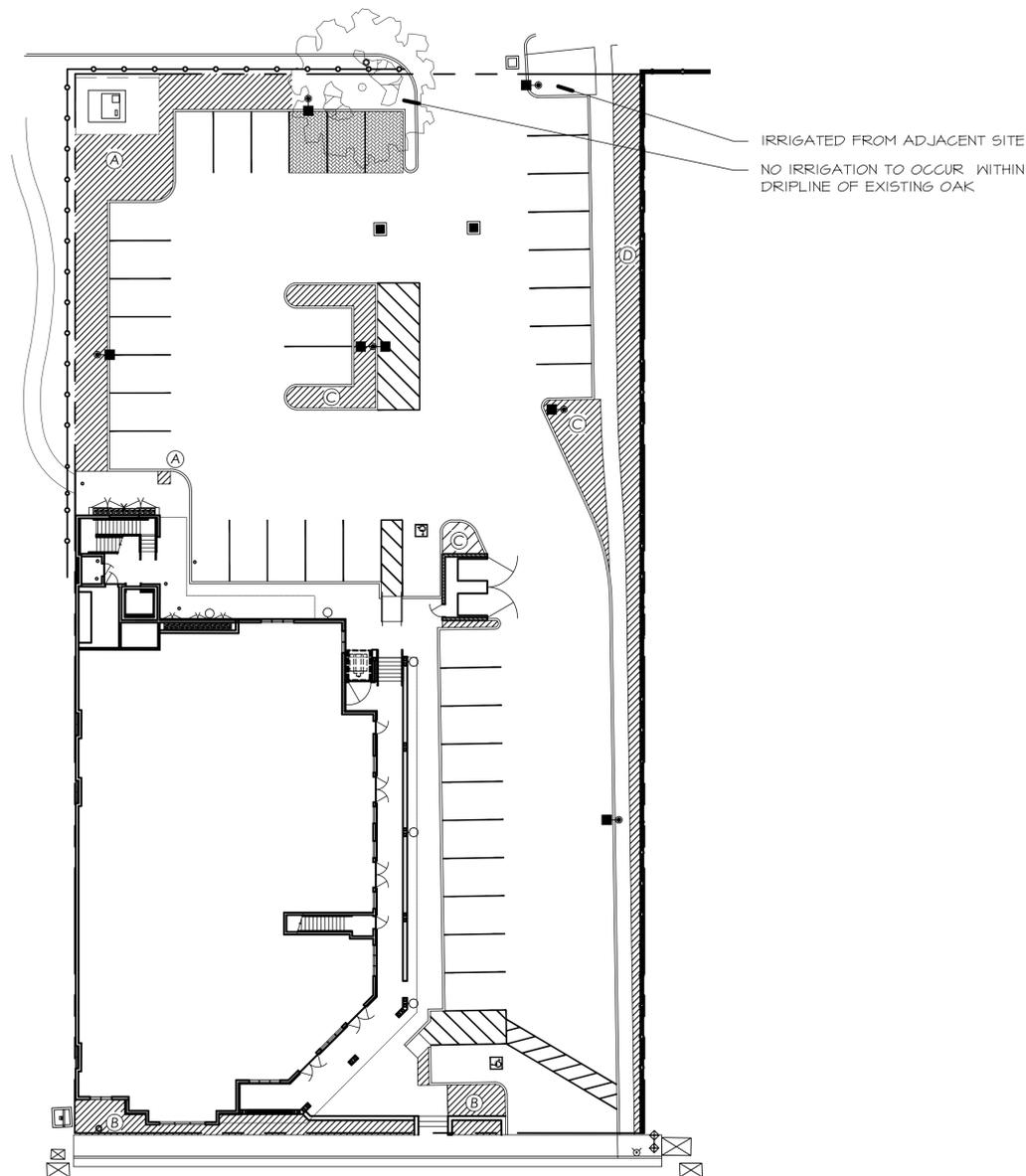


1	P.C. COMMENTS	2015.06.08
No.	Revision	Date

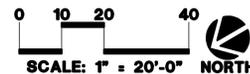
CONCEPTUAL LANDSCAPE PLAN

Project No.:	Date:
21267	06.08.15
Sheet Number:	

CLP-01



CONCEPTUAL IRRIGATION PLAN



Irrigation Notes:

Summary of Water Conservation Measures:

Outdoor water use shall be limited through the measure listed below.

- Irrigation shall conform to all requirements of the State of California Model Water Conservation Ordinance and or City of Buellton Water Conservation Ordinance whichever is more restrictive. This shall include the Emergency Outdoor Landscape Irrigation restrictions while in effect.
- Landscaping shall be with native and/or drought tolerant species.
- Drip irrigation or other water conserving irrigation shall be installed.
- Plant material shall be grouped by water needs.
- Turf shall constitute less than 20% of the total landscaped area. (No turf is proposed for this project.)
- Extension mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.
- USDA approved "Smart Controller" shall be installed
- Soil moisture sensing devices shall be installed to prevent unnecessary irrigation.
- Rain sensing device shall be installed.
- Plans shall be CALGreen Compliant.
- Permeable surfaces such as turf block or intermittent permeable surfaces such as French drains shall be used for all parking areas and driveways.
- Separate landscape irrigation meter shall be installed.

Conceptual Irrigation Plan Notes:

All plant material selected shall have low to medium water requirements per WUCOLS. The maximum applied water allowance (MAWA) and estimated water use (ETWU) have been calculated. The ETWU is less than the MAWA. Refer to Water Efficient Landscape Worksheet on this sheet.

Water source shall be city water with a separate meter and, if required, reclaimed water if available for use.

The irrigation system shall consist of low-volume spray heads. Each circuit shall be separate hydrozone based on exposure and plant water requirements:

- Shady area hydrozone
- Sunny area hydrozone
- Slopes or special soil conditions by hydrozones

Irrigation controller shall be weather based and will automatically adjust irrigation in response to the changes in plant's needs, as weather conditions change.

Landscape Responses to LID Facility Requirements:

Typical techniques (depending on Tier 1 or Tier 2 requirements) include:

- Coordinate with Civil Engineer on infiltration soil media, if required.
- Selection of wet/dry adaptive plants for storm water facilities.
- Cobble blankets in conditions where storm water duration warrants.

Planting Design Notes:

Landscape design shall comply with water conservation measures.

All plant material has been selected to have very low to low water requirements.

All planting beds shall have a minimum 3" layer of organic mulch throughout to improve water retention in soil.

The estimated total water use (ETWU, Table 2) will not exceed 55% of the ETO times the landscape area on the Final Landscape Plan submittal.

CALGreen Code

4.304.1 Irrigation controllers

Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

A4.304.1 Low-water consumption irrigation system

Install a low-water consumption irrigation system which minimizes the use of spray type heads. Spray type irrigation may only be used at turf areas. The remaining irrigation systems shall use only the following types of low-volume irrigation systems:

1. Drip irrigation
2. Bubblers
3. Drip emitters
4. Soaker hose
5. Stream-rotator spray heads
6. Other systems acceptable to the enforcing agency

A4.304.3 Water budget

When landscaping is provided by the builder, a water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance where no local ordinance is applicable.

A4.304.4 Potable water reduction

When landscaping is provided by the builder, a water efficient landscape irrigation system shall be installed that reduces potable water use. The potable water use reduction shall be calculated beyond the initial requirements for plant installation and establishment. Calculations for the reduction shall be based on the water budget developed pursuant to Section A4.304.3.

Tier 1. Reduce the use of potable water to a quantity that does not exceed 65 percent of ETo times the landscape area.

Tier 2. Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area.

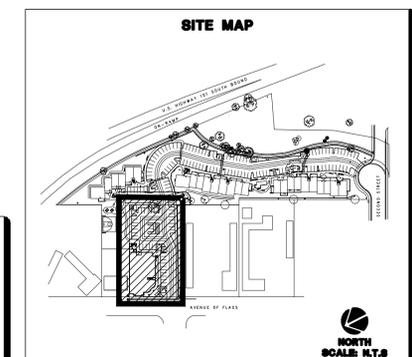
Note: Methods used to comply with this section must be designed to meet the requirements of the other parts of the California Building Standards Code and may include, but are not limited to, the following:

1. Plant coefficient
2. Irrigation efficiency and distribution uniformity
3. Use of captured rainwater
4. Use of recycled water
5. Water treated for irrigation purposes and conveyed by a water district or public entity
6. Use of graywater

Hydrozone Chart & Landscape Water Use Summary			
Maximum Annual Water Allowance (MAWA)			
the total square footage of landscape = 3,231 S.F.			
the Hist. ETo for the area = 49.7			
MAWA = 93 ccf / yr		MAWA = 69,564 gal / yr	
Hydrozone Chart			
Hydrozone # A (Drip point to point)	Plant Factor = 0.3 (low)		
square footage of hydrozone = 1,138	hydrozone irrigation efficiency = 0.9	EAWU = 16 ccf / yr	
Hydrozone # B (Drip point to point)	Plant Factor = 0.3 (low)		
square footage of hydrozone = 515	hydrozone irrigation efficiency = 0.9	EAWU = 7 ccf / yr	
Hydrozone # C (Drip point to point)	Plant Factor = 0.3 (low)		
square footage of hydrozone = 614	hydrozone irrigation efficiency = 0.9	EAWU = 8 ccf / yr	
Hydrozone # D (Drip point to point)	Plant Factor = 0.3 (low)		
square footage of hydrozone = 964	hydrozone irrigation efficiency = 0.9	EAWU = 13 ccf / yr	
Estimated Annual Water Use (EAWU)			
SubTotal EAWU = 44 ccf / yr	Irrigation System Efficiency Factor = 0.9 %	EAWU = 49 ccf / yr	
		EAWU = 36,569 gal / yr	
Landscape Water Use Summary			
MAWA	69,564 gal / yr	93 ccf / yr	EAWU < MAWA = 44
EAWU	36,569 gal / yr	49 ccf / yr	(this number must be positive)
Percentage of MAWA used		53%	

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Project Description:
BUELLTON MIXED-USE BUILDING

BUELLTON, CA
 Owner:
SANTA YNEZ BAND OF CHUMASH INDIANS
 585 McMURRAY ROAD
 BUELLTON, CA 93427



1	P.C. COMMENTS	2015.06.08
No.	Revision	Date
Sheet Title: CONCEPTUAL IRRIGATION PLAN		
Project No.:	Date:	
21267	06.08.15	
Sheet Number:		

CLP-02

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SITE LIGHTING

TYPE	ILLUSTRATION	MANUFACTURER	CATALOG NO.	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
S1		ANTIQUE STREET LAMPS	EHL16-ST-63LED-525MA-4K-GCF-MVOLT-R3-1DS-DDB	MVOLT	65W	LED 4000K TYPE IV	16FT POLE	OUTDOOR POLE MOUNT LIGHT WITH MATCHING ARCHING MOUNTING ARM AND POLE. BRONZE FINISH. INTEGRAL MOTION SENSOR DIMMING AND HOUSE SIDE SHIELD.
S2		ANTIQUE STREET LAMPS	EHL16-ST-63LED-525MA-4K-GCF-MVOLT-R3-1DS-DDB	MVOLT	65W	LED 4000K TYPE III	16FT POLE	OUTDOOR POLE MOUNT LIGHT WITH MATCHING ARCHING MOUNTING ARM AND POLE. BRONZE FINISH. INTEGRAL MOTION SENSOR DIMMING AND HOUSE SIDE SHIELD.
S3		ANTIQUE STREET LAMPS	EHL16-ST-63LED-525MA-4K-GCF-MVOLT-R3-1DS-DDB	MVOLT	65W	LED 4000K TYPE III	16FT POLE DUAL HEAD	OUTDOOR DUAL HEAD POLE MOUNT LIGHT WITH MATCHING ARCHING MOUNTING ARM AND POLE. BRONZE FINISH. INTEGRAL MOTION SENSOR DIMMING.
S4		ANTIQUE STREET LAMPS	EHL16-ST-63LED-525MA-4K-GCF-MVOLT-R3-1DS-DDB	MVOLT	65W	LED 4000K TYPE III	WALL WITH DECORATIVE ARM	WALL MOUNT LIGHT WITH MATCHING ARCHING MOUNTING ARM. BRONZE FINISH.

ANTIQUE STREET LAMPS



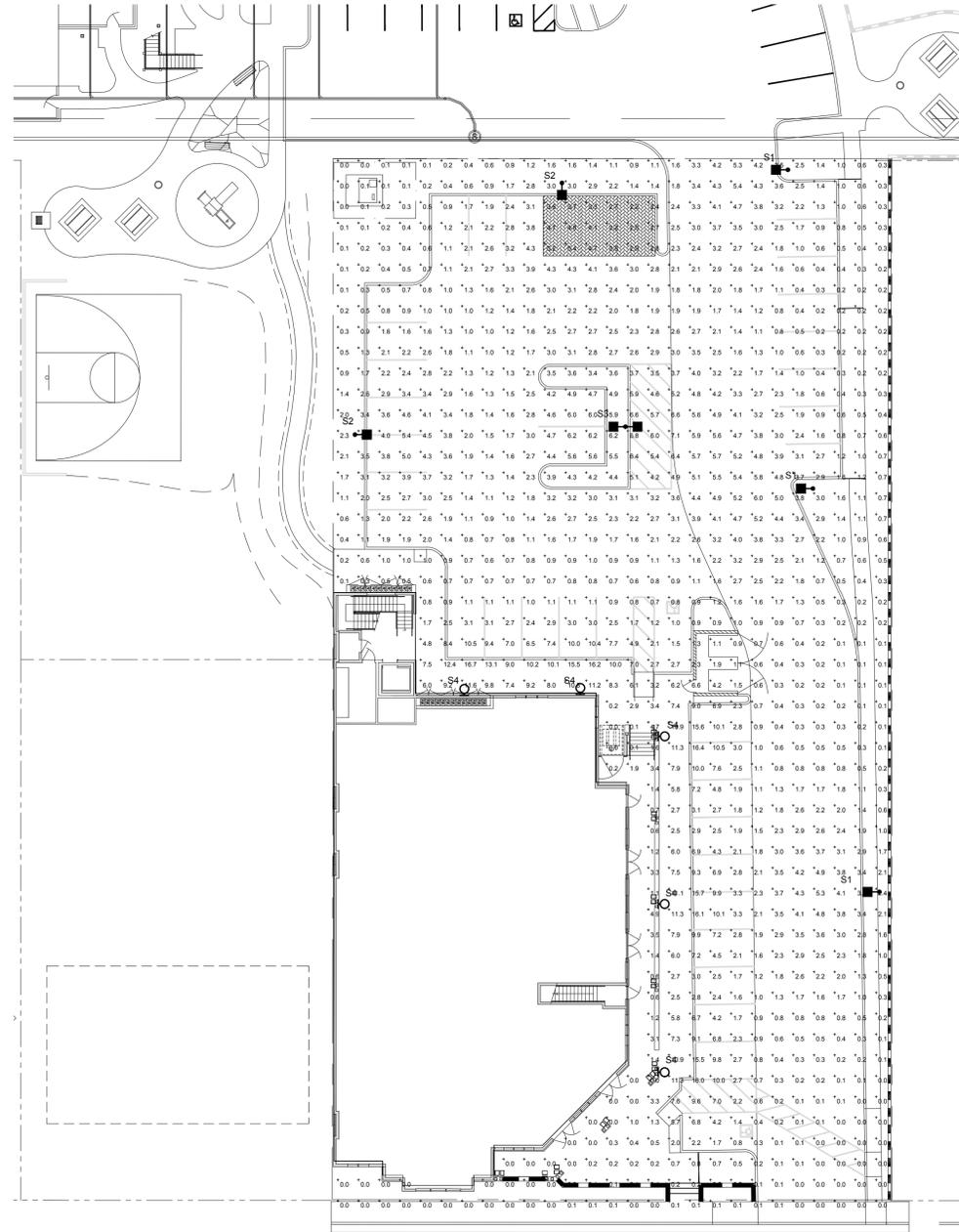
Max EPA: 0.85 sq feet
 Max Height: 18.5" (46.9cm)
 Max Width: 20" (50.8cm)
 Max Weight: 45 lbs (20.4 kg)
 Listing: CSA listed for wet locations

EHL16 LED HANOVER PENDANT

This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 3/4" OD threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNIP3 option when ordering 5" arm); see arm specification sheets for details on mounting options.





NOTE: ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY FRIENDLY AND DIRECTED DOWNWARD. THIS INCLUDES SIGN LIGHTING

SITE LIGHTING PLAN
 SCALE: 1" = 20'-0"
 NORTH

DAVID GOLDSTIEN ARCHITECT INC.
 650 Alamo Pintado
 Suite 303
 Solvang, CA 93463
 805-688-1530



PROJECT

BUELLTON MIXED USE BUILDING

AVE OF THE FLAGS
 BUELLTON, CA

CONSULTANT

CONSULT JOB NO.
 15-B015

STAMP & SIGN

REVISIONS

PRINTED 06.04.15
 PLOTTED 06.04.15
 DRAWN CJ
 ARCH JOB NO. 1402

BUILDING NO.

SHEET NO.
E1.0

