

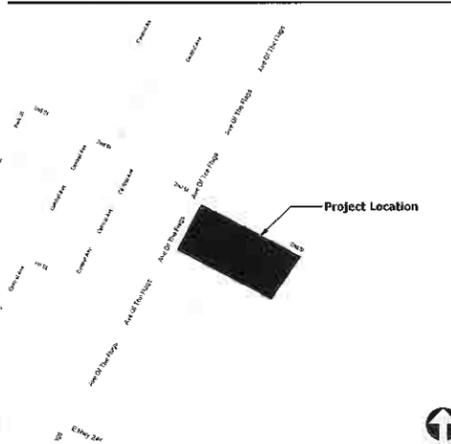
GENERAL NOTES

- GENERAL NOTES**
 - Architect makes no warranty, either express or implied, as to the findings, recommendations, specifications, or professional advice or services except that they were prepared or rendered in accordance with generally accepted architectural practices and under the direction of professional registered architects. As instruments of service, the architect's drawings and specifications are not 100% complete of themselves, and architect's continued services and construction administration/observation are required for complete interpretation and application to a specific project. Owner and contractor hereby acknowledge use of the drawings and specifications without architect's involvement in construction administration/observation, and prior approval of all changes and/or modifications shall thereby relieve architect of all liability associated with changes or modifications to the project made during the construction process. Owner and contractor hereby further warrants that architect shall not be held responsible for the subsequent use of the drawings and/or specifications or advice of others during construction work which was not performed under architect's scope of administrative services.
 - Interpretation of drawings and documents: each contractor shall check and verify all dimensions and conditions of the project site before making any work, and shall notify the owner and the architect of any discrepancies before proceeding. The architect shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project.
 - Adherence to plans: strict adherence to the construction documents must be maintained. No changes shall be made in the project which deviate from the plans and specifications without the written consent of the owner. No structural changes shall be made without the written consent of the architect.
 - Working drawings: figured dimensions and detailed drawings shall be followed in preference to scale measurements. In case of any doubt on the part of the contractor as to the exact meaning of the drawings and these specifications, he shall apply to the architect for an interpretation before proceeding with his work.
 - Shop drawings: contractor shall submit copies of all shop drawings for review by architect prior to contractor's approval for construction.
 - The contractor shall provide all shoring and bracing required to protect personnel and adjacent property and to insure safety of the project work.
 - Wherever on these drawings any material or process is indicated, it is for the purpose of facilitating description of the material or process desired. The contractor may offer any material or process which shall be deemed equivalent by the engineer and the architect to that material or process indicated or specified.
 - Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of the best of their respective kinds. The contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.
 - It shall be the duty of the general contractor to see that all sub-contractors are fully informed in regard to the general conditions and preliminary specifications.
- PERMITS AND REGULATIONS**
 - Each contractor shall pay for and obtain all permits required by local authorities before proceeding with his respective installation and shall arrange and pay for any inspections and examinations required by these authorities.
 - All workmanship and materials shall conform to the current edition of the codes, and laws, ordinances and regulations of all governmental bodies with jurisdiction over the project.
 - If the laws and regulations are at variance with any federal, state and local or municipal law, ordinance, rules or departmental regulations, the contractor shall notify the architect in writing before proceeding with that work. If any of the contractor's work shall be done contrary thereto without such notice he shall bear all cost arising therefrom.
- PROTECTION OF WORK & PROPERTY**
 - The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property. The contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.
 - The contractor assumes all risks, hazards and conditions in connection with the performance of the contract, and over the performance of the contract involves a greater expenditure of money than the contractor expected at the time of bidding, no allowance will be made on account thereof, and the contractor shall continue with and complete the work.
- SUPERVISION**
 - The contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent foreman and necessary assistants constantly on the site. The foreman shall be the personal representative of the contractor and all directions given by him shall be as binding as if given by the contractor. Communication delivered to the foreman by the architect shall be as binding as if delivered to the contractor.
- DAMAGES TO THE WORK**
 - The owner, without invalidating the contract, may alter by adding to or deducting from the work covered in the contract. All such work shall be executed under the conditions of the original contract except that no extra work or changes shall be done without written order from the architect. Such orders shall cover the agreed price and terms of extra work of changes, if work is to be omitted, then proper credit for such omitted work shall be given the owner.
- CLEANING BUILDING AND PREMISES**
 - Prior to the completion of the work, the contractor shall thoroughly clean the exterior and interior of the building, including fixtures, equipment, floors and hardware, removing all plaster spots, stains, paint spots and accumulated dust and dirt. This shall include thorough cleaning of all roofs, window sills and ledges, horizontal projections, steps, rails, sidewalks or other surfaces where debris may have collected, wash and polish all glass.
- GUARANTEES**
 - Except as otherwise specified, all work shall be guaranteed in writing by the contractor against defects resulting from defective materials, poor workmanship or faulty equipment, for a period of one year from the date of filing the notice of completion and the acceptance of the building by the owner. If within the guarantee period correction of faulty materials or workmanship is necessary in the opinion of the owner, the contractor shall promptly, upon receipt of notice from the owner and without expense to the owner, correct faulty materials or workmanship.
- VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS**
 - The general contractor shall provide the owner with an as-built drawing locating and describing all underground utilities located on the site, including but not limited to the following gas lines, water lines, sanitary sewers, telephone lines, and electric lines.
- TRANSPORTATION OF EXCAVATED MATERIAL**
 - The contractor shall transport all excavated material not required for re-compaction to an approved landfill site outside the coastal zone. Provide trip tickets for all excavated material removed from the project.

CODE COMPLIANCE

- Governing Agencies**
 City of Santa Barbara
 630 Garden Street
 Santa Barbara, CA 93101
- Applicable Codes**
 All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes:
- California Building Code, 2016 Edition (CBC)
 - California Electrical Code, 2016 Edition (CEC)
 - California Mechanical Code, 2016 Edition (CMC)
 - California Plumbing Code, 2016 Edition (CPC)
 - California Energy Code, 2016 Edition (CEC)
 - California Fire Code, 2016 Edition (CFC)
 - California Green Building Standards Code, 2016 Edition
 - ADA Standards for Accessible Design, 2010 Edition
 - City of Santa Barbara Municipal Code, Adopting Ordinances
 - City of Santa Barbara Amendments #5769
 - Best Management Practices listed on this sheet.
 - ASCE 24-14
 - SMBC 22-24 Floodplain management performance.
 - FEMA technical bulletins, & applicable FEMA publications

VICINITY MAP



Creekside Village

New Mixed Use Retail & Residential



SHEET INDEX

GENERAL			
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G002 SYMBOLS, ABBREVIATIONS & NOTES	A201	EXTERIOR ELEVATIONS	
G101 AREA CALCULATIONS	A202	BUILDING SECTIONS	
SURVEY			
S1 SURVEY	A203	INTERIOR BOARD	
CIVIL			
C101 PRELIMINARY GRADING PLAN	A301	CORNER PERSPECTIVE	
SITE			
S101 SITE DEMO PLAN	A302	3D ILLUSTRATIONS	
S102 SITE PLAN	A303	3D ILLUSTRATIONS	
LANDSCAPE			
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L102 LANDSCAPE PLAN - 2ND FLOOR	E-2	SITE LIGHTING PLAN	
L103 LANDSCAPE PLAN - 3RD FLOOR	E-3	SITE LIGHTING PHOTOMETRIC PLAN	
L104 PLANT LIST AND SELECT PLANT PHOTOGRAPHS	E-4	LIGHT FIXTURE DATA SHEET	
L1-01 TREE INVENTORY PLAN	E-5	1ST FLOOR LIGHTING PLAN	
ARCHITECTURAL			
A101 1ST FLOOR PLAN	E-6	2ND FLOOR LIGHTING PLAN	
A102 2ND FLOOR PLAN	E-7	3RD FLOOR LIGHTING PLAN	
	E-8	3RD FLOOR PHOTOMETRIC PLAN	
	E-9	2ND & 3RD FLOOR PHOTOMETRIC PLAN	
		TOTAL # OF PAGES: 31	

PROJECT SCOPE

- Project Scope includes:
- New mixed use building on 1.64 acre parcel to include: 64 Unit multi-family housing, 9,970 S.F. ground covered commercial space, 71 garage (podium) parking spaces, 37 exterior parking spaces, building to be fully sprinklered.
2. Unit Mix:
- 2nd Floor
 Studios=5
 1 Bed= 15
 2 Bed=12
 Total=32
- 3rd Floor
 Studios=5
 1 Bed= 15
 2 Bed=12
 Total=32
- Grand Total = 64 Units

PROJECT INFORMATION

Owner: MB Development Company
 1240 Coway Blvd #4, Buellton, CA 93427

Random Mann
 Ph: 805.245.8095
 bmann@mbdevelopment.com

Project address: 480 Avenue of Flags
 Buellton, CA 93427

Project Data	
APN	137-130-042 & 137-130-043
Planning Designation	LC-1 General Commercial
Specific Plan District	34 Civic Center
Planning Unit	6-5
Existing Use	Multi-Family Apartment / Hotel
Proposed Use	Mixed Use Development Commercial / Multi-Family
Building Types	Mixed Use
Powered/Unpowered	Vertical Mixed Use / Corner Courtyard
Fire Schedules Required	Yes
Flood Hazard	Yes
Construction Type	RM
Development Group	A, B, S
Lot Size	73,254 s.f. (1.64 acres)
Allowed Density *	75-40 RM/Acre
Proposed Density	78 RM/Acre
Allow Building Height *	50'-0"
Proposed Building Height	47'-0"
Required Setbacks	From Front Street Side Street Setback= 0'-0" Side Yard Setback= 0'-0" Rear Setback= 50' min (Para Creek Setback)
Provided Setbacks	From Front Street Side Street Setback= 1'-0" Side Yard Setback= 0'-0" Rear Setback= 118'-5 1/2" to 142'-7 1/2"
Parking Requirements	Residential: 90 + 13 guest Total Parking Required: 103
Parking Provided	108 Spaces Provided (71 garage + 37 surface)
Bike Parking Requirements	180 Conversion to determine
Other Notes	
Landscaping / Open Space Requirements	Landscaping= 16,893 s.f. Open Space= 35,600 s.f.
Landscaping / Open Space Provided	Landscaping= 15,912 s.f. Open Space= 36,170 s.f.
*With DOB incentives	

Landscaping / Residual Open Space	
Residential Open Space Standard Mixed Use 250 s.f. per Unit + 250 (10%) = 16,893 s.f.	
Corner Courtyard (Bioscience)**	369
10' Tree	1,851
Sub-Total	2,220
Open Space	35,600
Sub-Total	37,820
10' Tree	2,510
Sub-Total	40,330
Total Provided	16,893
Total Required	16,893

Residential Open Space Standard Mixed Use	
250 s.f. per Unit + 250 (10%) = 16,893 s.f.	
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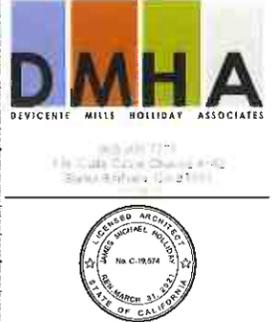
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10' Tree	2,510
Sub-Total	40,330
Total Provided	16,893
Total Required	16,893

PROJECT DIRECTORY

- ARCHITECT:**
 DPHA Architecture & Interiors
 1 N. Calle Cesar Chavez # 302
 Santa Barbara, CA 93103
 1. Michael Holiday FAIA
 Ph: 805.555.7777
 michael@dmha.com
- ARCHITECT:**
 DPHA Architecture & Interiors
 1 N. Calle Cesar Chavez # 302
 Santa Barbara, CA 93103
 Edward Dapkinovich CPHC AIA
 Ph: 805.963.7777
 ed@dmha.com
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 Bethel Engineering
 3624 Arpaek Dr.
 Santa Maria, CA 93455
 Russ Garrison
 Ph: 805.534.5767
 russ@bethelengineers.com
- LANDSCAPE ARCHITECT:**
 BCLA Incorporated
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 Buellton, CA 93427
 Bethany Clough
 Ph: 805.693.9334
 bc_clough@bcla.com
- ELECTRICAL ENGINEER:**
 JNPE Electrical Engineering & Lighting Design
 627 Olive Street
 Santa Barbara, CA 93101
 John Maloney
 Ph: 805.569.9216
 maloney@jnpe.net
- ILLUSTRATIONS:**
 Pavel Staviva
 pavelstaviva@bca.com



BUILDING COMMISSIONING NOTE:
 PER CBC SECTION 120.8 NONRESIDENTIAL BUILDING COMMISSIONING, THIS BUILDING SHALL BE COMMISSIONED. REFER TO THE PROJECT DIRECTORY FOR THE COMMISSIONING AGENT CONTACT INFO.



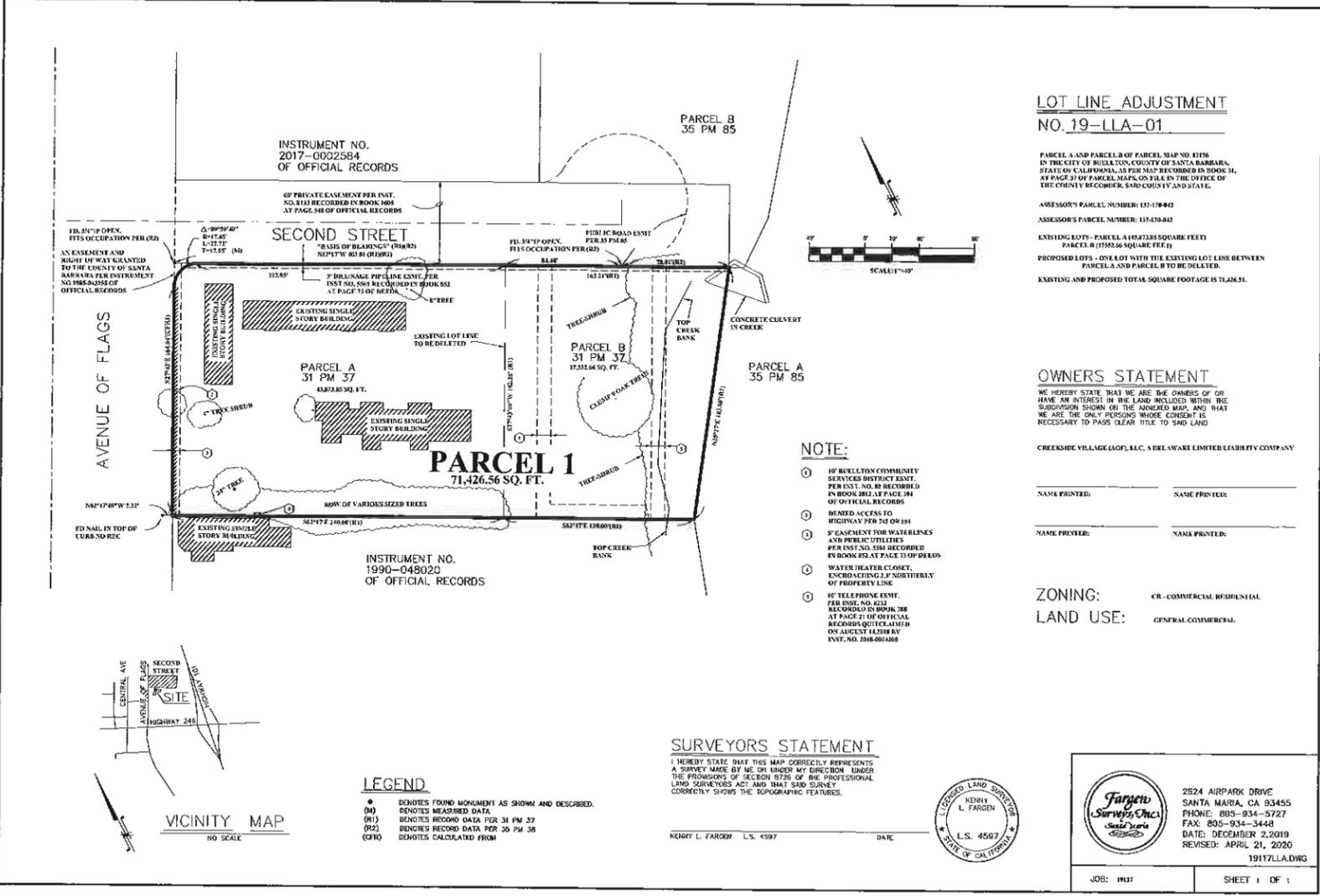
Creekside Village
 480 Ave Of Flags,
 Buellton, CA 93427

PROJECT #: 18C246

NO.	DESCRIPTION	DATE
1	Preliminary Planning	11/12/2019
2	Planning Re-submittal	07/14/2020



NOT FOR CONSTRUCTION



**LOT LINE ADJUSTMENT
NO. 19-LLA-01**

PARCEL A AND PARCEL B OF PARCEL MAP NO. 81716 IN THE CITY OF BUJALTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, IS FOR MAP RECORDED IN BOOK 31, AT PAGE 37 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBER: 131-178-041
ASSESSOR'S PARCEL NUMBER: 131-178-041

EXISTING LOTS - PARCEL A (44,818 SQUARE FEET)
PARCEL B (17,526 SQUARE FEET)

PROPOSED LOTS - ONE LOT WITH THE EXISTING LOT LINE BETWEEN PARCEL A AND PARCEL B TO BE DELETED.

EXISTING AND PROPOSED TOTAL SQUARE FOOTAGE IS 71,426.51.

OWNERS STATEMENT

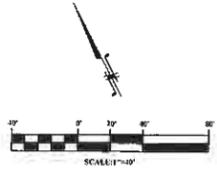
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ADJACENT MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND.

CREEKSIDE VILLAGE (AOP), LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME PRINTED: _____ NAME PRINTED: _____

NAME PRINTED: _____ NAME PRINTED: _____

ZONING: CR - COMMERCIAL RESIDENTIAL
LAND USE: GENERAL COMMERCIAL



NOTE:

- ① 10' BUCLELLTON COMMUNITY SERVICES DISTRICT EASEMENT PER DIST. NO. 88 RECORDED IN BOOK 311 AT PAGE 34 OF OFFICIAL RECORDS
- ② DELETED ACCESS TO HIGHWAY PER 218 OR 188
- ③ EASEMENT FOR WATERLINES AND PUBLIC UTILITIES PER DIST. NO. 208 RECORDED IN BOOK 65 AT PAGE 27 OF RECORDS
- ④ WATER HEATER CLOSET, ENCLOSED ACTING 2' 3" NORTHERLY OF PROPERTY LINE
- ⑤ 10' TELEPHONE EASEMENT PER DIST. NO. 4232 RECORDED IN BOOK 308 AT PAGE 21 OF OFFICIAL RECORDS QUICEL 4/18/18 ON AUGUST 14, 2018 BY INST. NO. 208-001008

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES.

KERRY L. FARGEN L.S. 4597 _____ DATE _____



LEGEND

- ★ DENOTES FOUND MONUMENT AS SHOWN AND DESCRIBED.
- (M) DENOTES RECORDED DATA
- (M1) DENOTES RECORD DATA PER 31 PM 37
- (M2) DENOTES RECORD DATA PER 35 PM 38
- (CN) DENOTES CALCULATED FROM



Fargen Surveying, Inc.
2524 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: DECEMBER 2, 2019
REVISED: APRIL 21, 2020
19117LLA.DWG

JOB: 19117 SHEET 1 OF 1



MB DEVELOPMENT
COMPANY

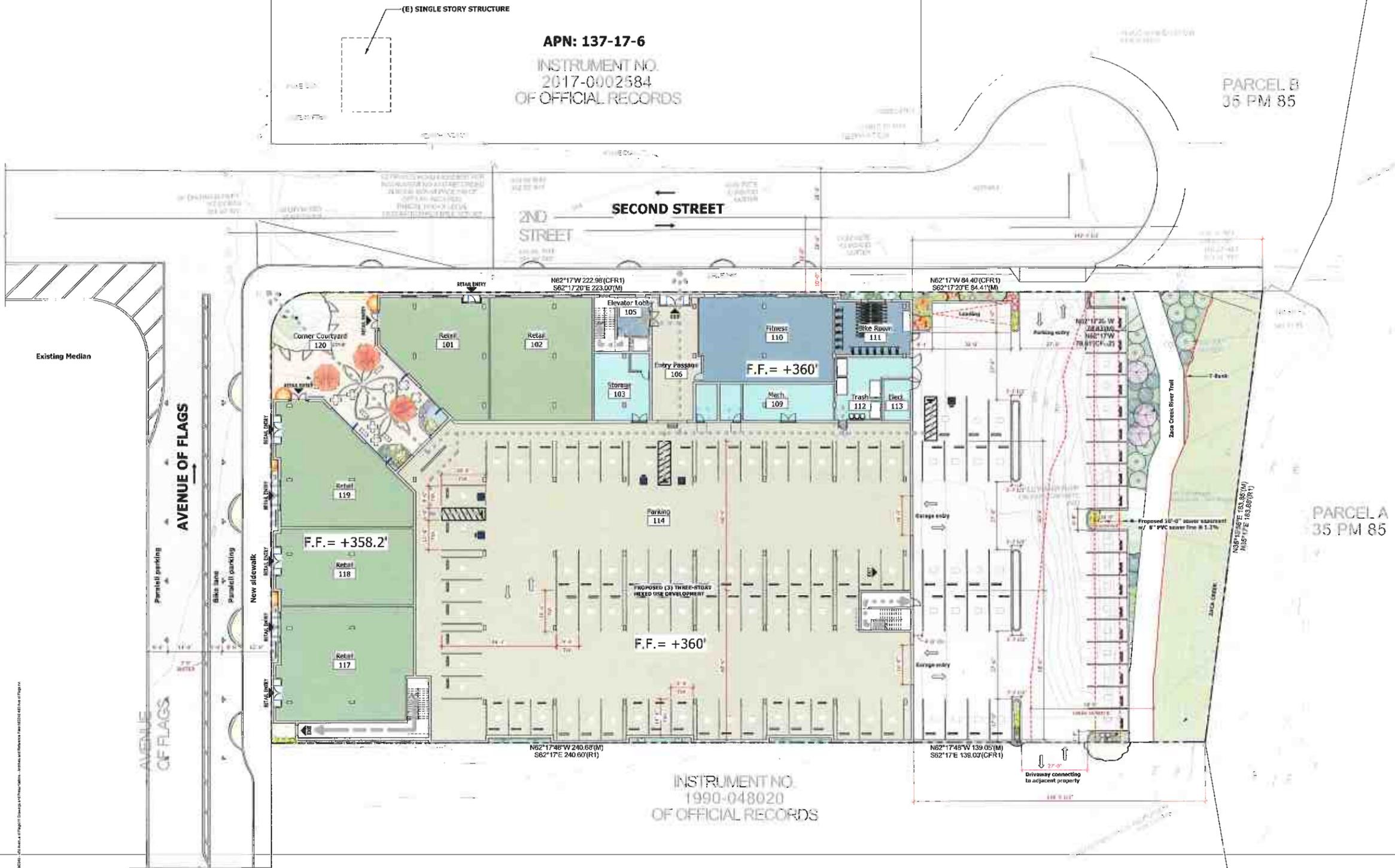
NOT FOR CONSTRUCTION

APN: 137-17-6
INSTRUMENT NO.
2017-002584
OF OFFICIAL RECORDS

PARCEL B
35 PM 85

PARCEL A
35 PM 85

INSTRUMENT NO.
1990-048020
OF OFFICIAL RECORDS



Creekside Village

480 Ave of Flags,
Buellton, CA 93427

PROJECT #: 18C246

NO.	DESCRIPTION	DATE
1	Preliminary Planning	11/12/2019
2	Planning Re-submittal	07/14/2020

AS102
SITE PLAN

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

Project No. 18C246 - Creekside Village, Buellton, CA. Prepared by DMHA, Inc. on 07/14/2020. All rights reserved. No part of this drawing may be reproduced without the written consent of DMHA, Inc.

Plant List - Ground Level

Latin Name	Common Name	Scheduled Size	Qty.	Notes
Trees				
Abutilon 'Mama'	NCM	24" box	3	
Cercis occidentalis	Western Redbud	15 gal	3	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Mordenkweir Tree	24" box	4	
Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	24" box	5	
Quercus agrifolia	Coast Live Oak	36" box	3	
Shrubs				
Abutilon pictum 'Thompson'	Flowering maple	5 gal	1	
Androstaphylos n. 'Howard McMillin'	Howard McMillin Manzanita	5 gal	1	
Androstaphylos 'John Dourley'	Manzanita	1 gal	6	
Artemisia californica 'Canyon Gray'	Coastal Sagebrush	1 gal	3	TOL
Baccharis pilularis 'Pigeon Point'	Coyote Bush/Pigeon Point	1 gal	11	
Conoclinium 'Silver Yarrow'	Silver Yarrow Conoclinium	5 gal	2	
Crosetaria californica 'Elatebeth'	Bush Anemone	1 gal	1	
Ceanothus 'Conchistat'	NCN	1 gal	19	SMG
Ceanothus l. 'Snow Flurry'	California Lilac	1 gal	3	
Cornus 'Ivory Bell'	Ivory Bells Australian Fuchsia	1 gal	8	SMG
Eriogonum californicum	Coastal Santalwood	1 gal	10	TOL
Leucadendron 'Safari Sunset'	Safari Sunset Canebush	5 gal	4	SMG
Leucadendron 'Razzleberry'	Razzleberry Canebush	5 gal	2	
Leucadendron chinensis	NCN	5 gal	2	
Podocarpus g. 'Ice Blue'	Ice Blue Form Pine	15 gal	1	Monocots
Perennials				
Acanthus mollis 'Dix Leaf'	Dix's Acanthus	1 gal	14	MBN
Achillea millefolium 'Island Pink'	NCN	1 gal	4	
Achillea millefolium 'Moonshew'	Moonshew	1 gal	5	
Agrostis virginica 'Black Scallop'	Carpet Bugle	1 gal	18	
Artemisia 'Power Castle'	Wormwood	1 gal	6	
Bergenia crassifolia	Winter Blooming Bergenia	1 gal	10	MBN, SMG
Calyptochloa herbacea leaden	Sierra Slacksops	1 gal	37	
Clematis	Clematis	1 gal	5	
Phlox paniculata 'Tribolor'	New Zealand Flax	3 gal	2	
Phlox paniculata 'Jack Sprae'	New Zealand Flax	1 gal	10	
Vines				
Ficus pumila	Climbing Fig	1 gal	4	MBN
Parthenocissus tricuspidata	Boston Ivy	1 gal	2	
Vitis californica 'Ropes Red'	California Wild Grape	1 gal	4	
Form				
Dryopteris filix-mas 'Crispa Cristata'	Male Fern	1 gal	5	
Cacti & Succulents				
Agave 'Blue Glow'	NCN	1 gal	3	
Agave potatorum 'Swizzle Stick'	Swizzle Stick Butterfly Agave	1 gal	5	SMG
Aloe arborescens	Torch Aloe	1 gal	3	



Ginkgo Tree - Avenue of Flags | Crape Myrtle Tree - Second Street | Arbutus Tree - Second Street | Paving Inspiration Score Joints | Paving Pattern inspiration | Paving Pattern inspiration for Concrete



Ficus pumila vine | Parthenocissus Vine | Moonshine Yarrow | Leucadendron Safari Sunset | Podocarpus Icee Blue

Colored concrete accent paving at main residential entry with pattern of arcs in keeping with Courtyard

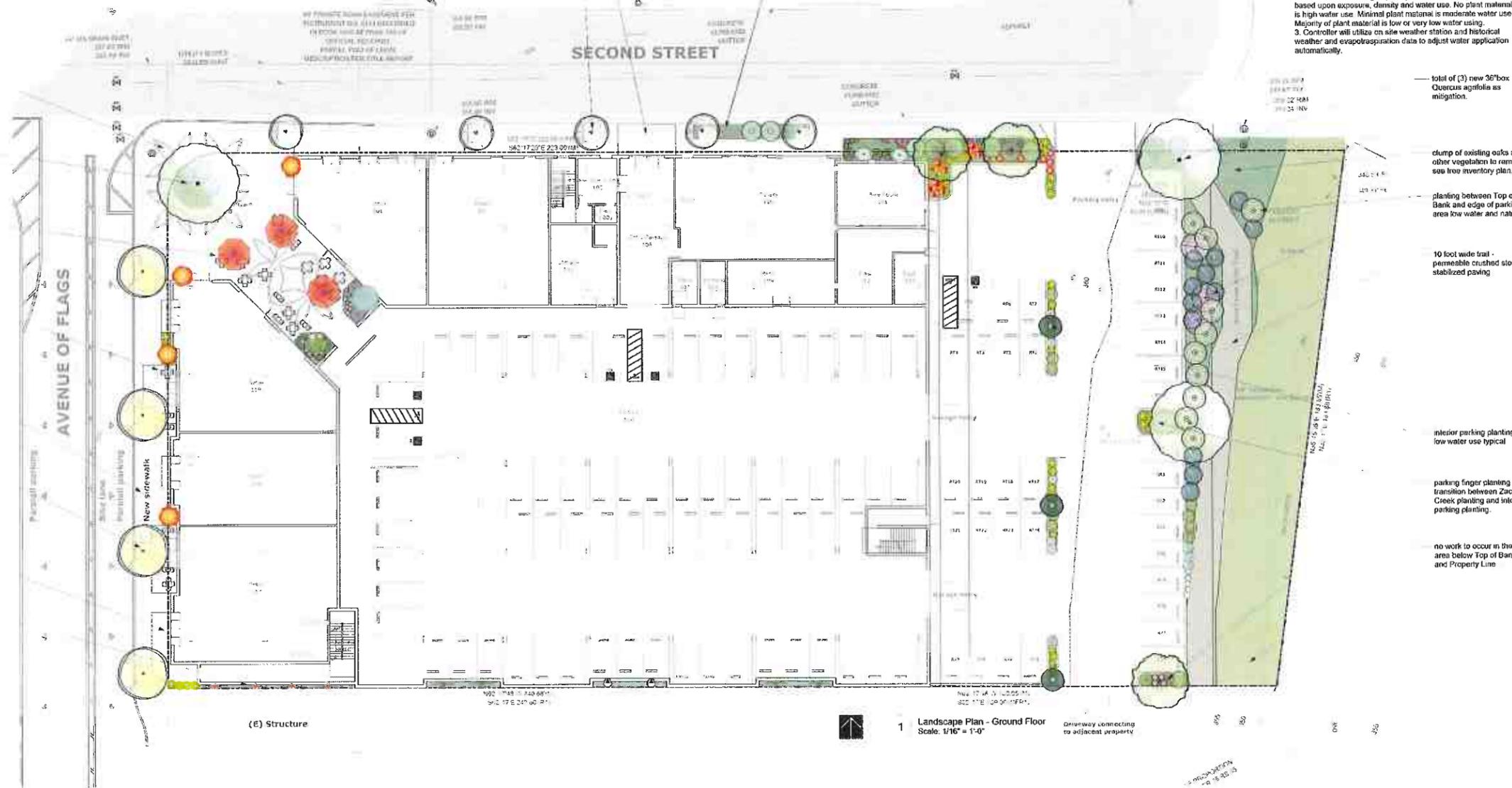
White Crape Myrtle street trees on Second Street create rhythm that responds to building elevations.

Landscape Requirement per Buellton City Ordinance

15% Net Site Area = 0.15(17,352) = 2,603 SF (allowed 25% in landscape = 10,703.25+2,675 SF)

1 Court Courtyard (softscape)	443 SF
2 Courty Courtyard (hardscape)	2,430 SF
3 Parking Landscape	650 SF
4 Creek Trail Landscape (edge of parking to top of bank, excludes trail)	1,711 SF
5 Creek Landscape from top of bank to bank to PL	4,549 SF
6 Building Penetration (softscape)	394 SF
7 Second Street Trees and Planting	785 SF
8 Avenue of Flags Trees	138 SF
Total	11,010 SF
Required	10,703 SF
Deficit/Surplus	307 SF
Hardscape allowed (25%)	2,675 SF
Hardscape included (Items 2 & 6)	2,430 SF
Allowed Area Included	245 SF

Irrigation Notes
 1. All irrigation will be point source/drip emitter (for in ground plants) or reservoir storage (for containers).
 2. Plant materials are grouped by water use into hydrozones based upon exposure, density and water use. No plant material is high water use. Minimal plant material is moderate water use. Majority of plant material is low or very low water using.
 3. Controller will utilize on site weather station and historical weather and evapotranspiration data to adjust water application automatically.



Courtyard features specimen Oak and Art Deco paving pattern in colored concrete with darker concrete bands stenciled in darker shade.

raised planter with seal wall and specimen Oak

outdoor dining associated with Retail 3 and Retail 5 within courtyard

outdoor dining associated with Retail 3 on colored concrete accent paving

New sidewalk, typical

Ginkgo street trees on Avenue of Flags, typical (male variety- no fruit)

Colored concrete accent paving at retail entries, typical. Patterns vary to differentiate retail units

Southern Building planting featuring three vines softens and accents architectural facade articulation. Low planting at street edge.

total of (3) new 36" box Quercus agrifolia as mitigation.

dump of existing oaks and other vegetation to remain see tree inventory plan.

planting between Top of Bank and edge of parking area low water and native

10 foot wide trail - permeable crushed stone stabilized paving

interior parking planting low water use typical

parking finger planting transition between Zaca Creek planting and interior parking planting.

no work to occur in the area below Top of Bank and Property Line

DMHA
 DEVICENTE MILLS HOLIDAY ASSOCIATES
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 Santa Barbara, CA 93103
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 po box 70
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 buellton, ca 93427
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 BC_LA@comcast.net
 71.9.4263

CREEKSIDE
 180 AVENUE OF FLAGS
 BUELLTON, CA, 93427
 PROJECT #: 19-04
 NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE
		07-23-2019

L001
 Landscape Plan - Ground Floor

NOT FOR CONSTRUCTION



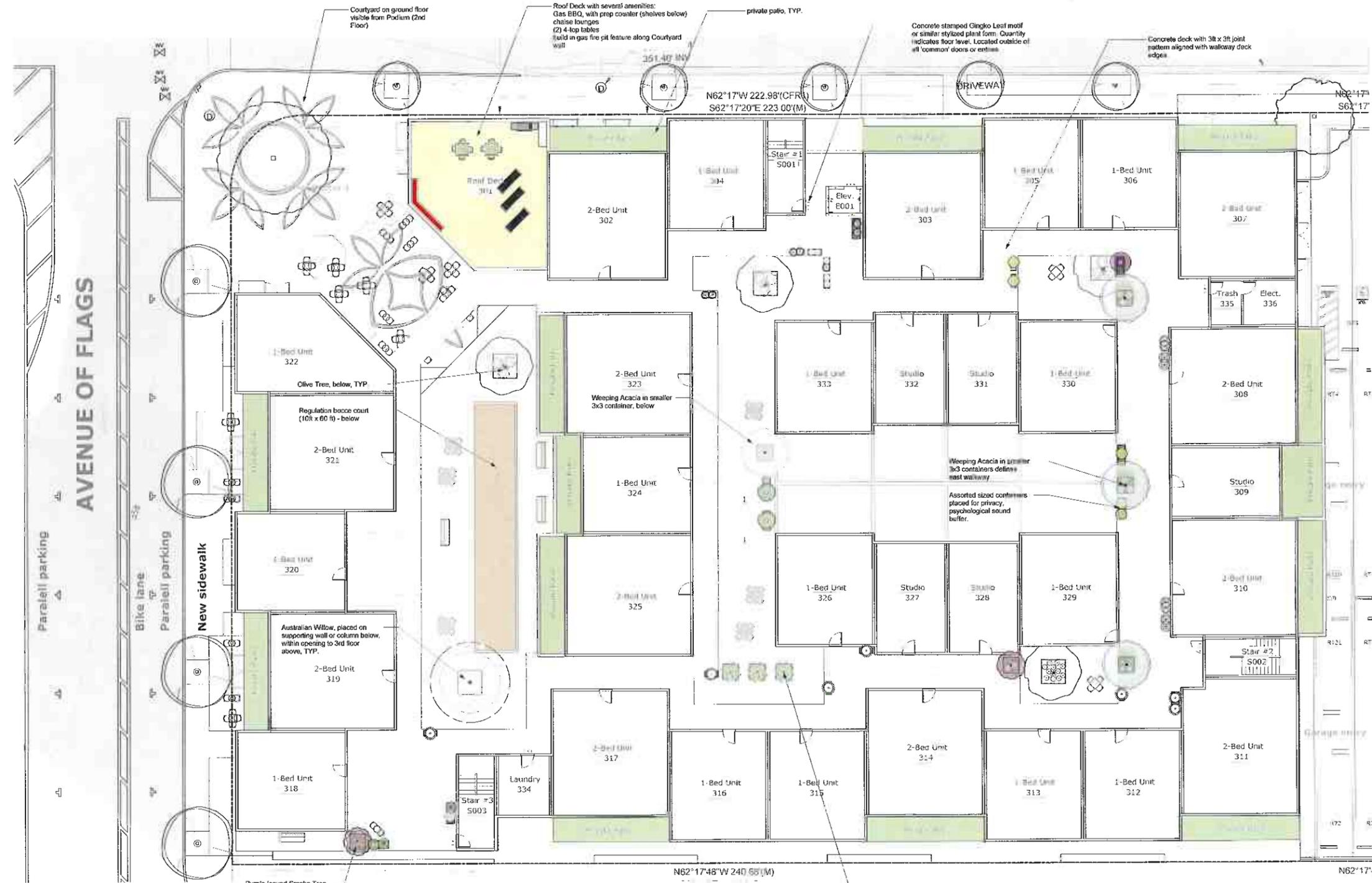
Midnight Sage Purple Fountain Grass Jack Spratt Flax Lamb's Ear Lavender Purple-leaved Smoke Tree Smoke Tree Deck Paving Stamp Inspirations

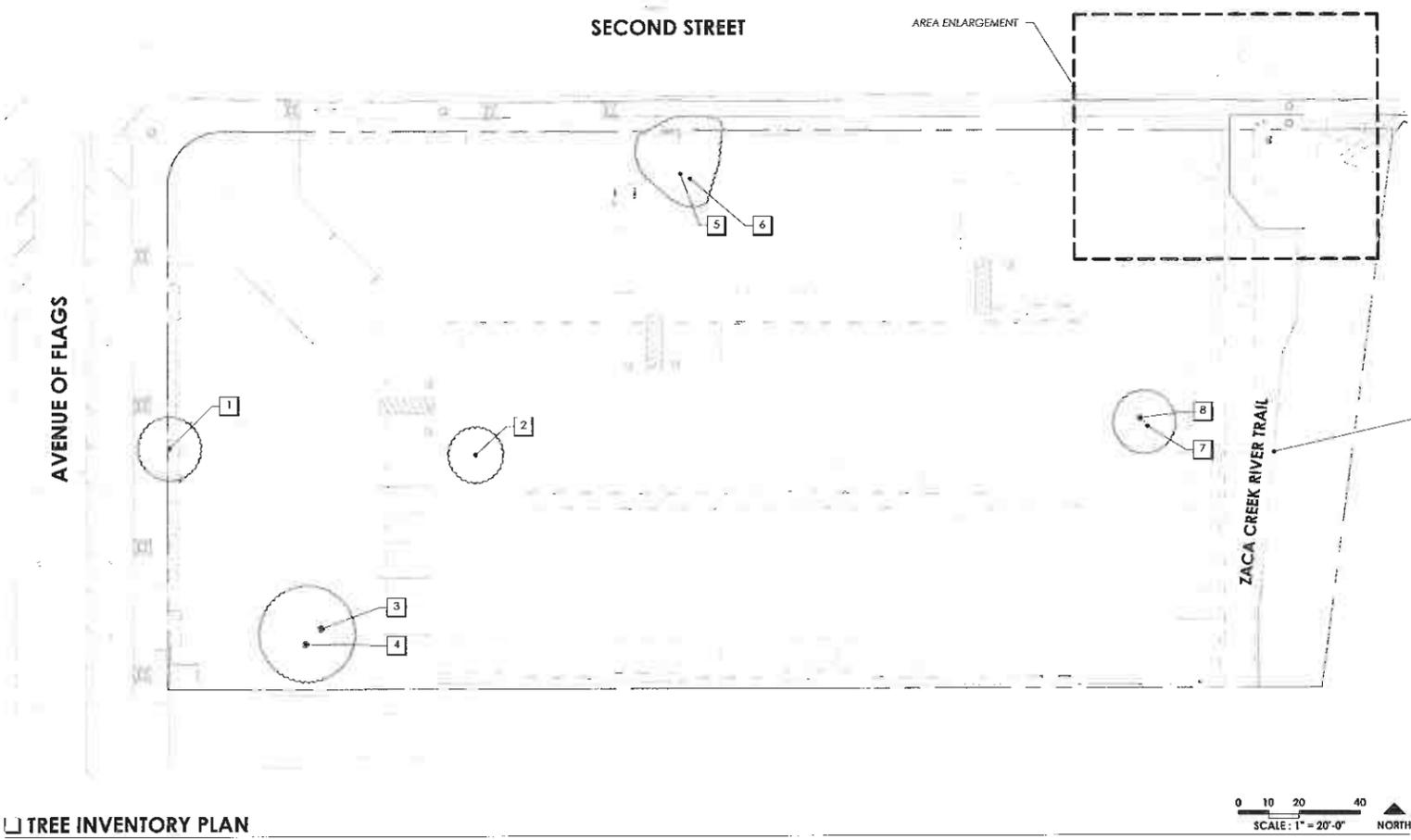


Planter Containers color and finish

Plant List - Third Floor

Latin Name	Common Name	Scheduled Size	Qty.	Notes
Trees				
<i>Acacia pendula</i>	Weeping Acacia	24" box	3	
<i>Cotinus coggygria</i> 'Royal Purple'	Purple smoke bush	24" box	2	
Shrubs				
<i>Salvia leucantha</i> 'Midnight'	Mexican Bush Sage	1 gal	2	
Perennials				
<i>Lavandula x intermedia</i> 'Provence'	Provence French Lavender	1 gal	9	SMG, NS
<i>Penstemon 'Garnet'</i>	Bonlar Penstemon	1 gal	3	NS
<i>Penstemon 'Hollys White'</i>	Bonlar Penstemon	1 gal	2	
<i>Phormium 'Jack Spratt'</i>	New Zealand Flax	1 gal	5	
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Rosemary	1 gal	8	
<i>Salvia officinalis</i> 'Berggarten'	Berggarten Sage	4" pot	6	NS
<i>Santolina chamaecyparissos</i>	Laurel Leaf Cotton	1 gal	6	
<i>Stachys byzantina</i> 'Silver Carpet'	Lamb's Ears	4" pot	9	
Grasses				
<i>Miscanthus sinensis</i> 'Morning Light'	Eulalia	1 gal	8	
<i>Pennisetum s. 'Rubrum'</i>	Fountain Grass	1 gal	2	

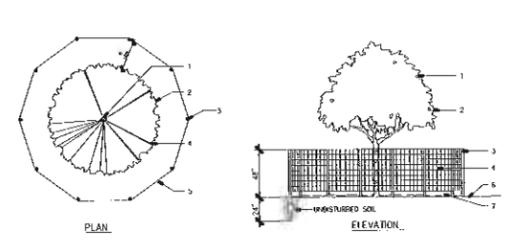




TREE INVENTORY PLAN

0 10 20 40
SCALE: 1" = 20'-0" NORTH

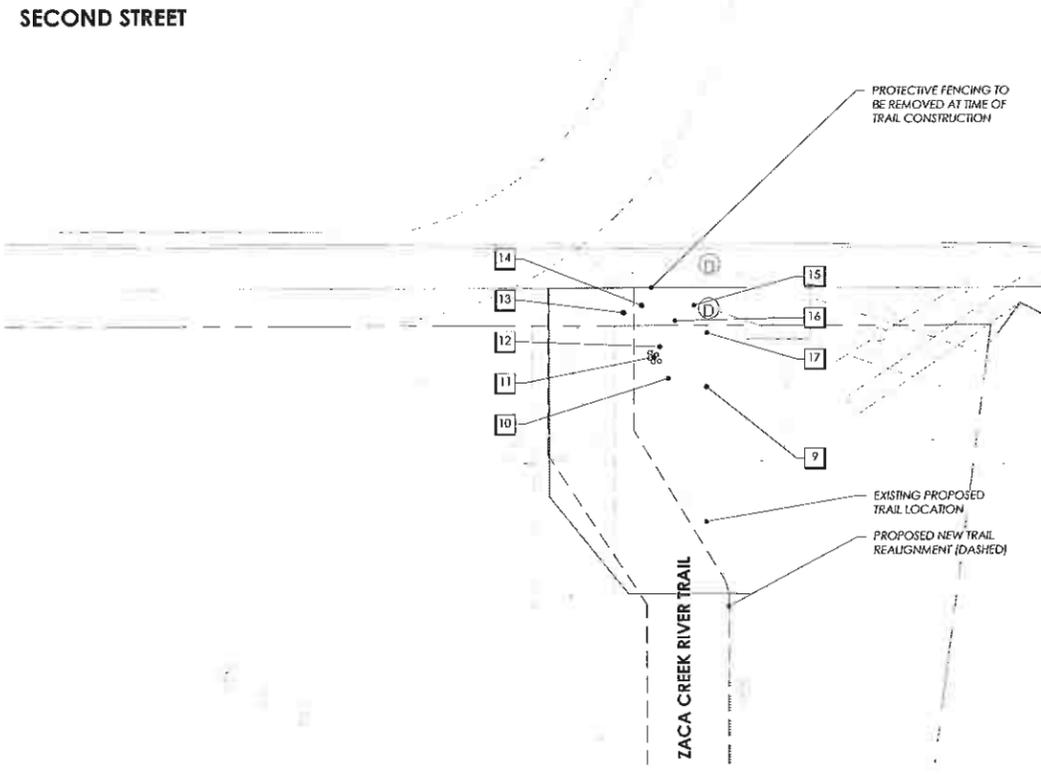
- ### TREE PROTECTION NOTES
- PRIOR TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL LOCATION OF FENCING TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.
 - ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
 - PRIOR TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.
 - REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY LIMITED USE OF AN APPROVED CONTACT HERBICIDE ONLY.
 - NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES.
 - NO GRADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST. THIS INCLUDES DEMOLITION WORK AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
 - IF EXCAVATION OR UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVED AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST:
 - 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 LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.
 - ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
 - ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL.
 - 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.
 - ORIGINAL GRADE AND FLOW LINES AROUND PROTECTED TREES SHALL BE MAINTAINED FOR A MINIMUM OF 6' AWAY. SOIL LINE CANNOT BE RAISED AT THE BASE OF ANY TRUNK.
 - ANY DISCREPANCIES AND/OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFERRED TO THE PROJECT ARBORIST.
 - ALL EXISTING SHRUBBERY AND GROUND COVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN.
 - ALL DOWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE AS MUCH AS POSSIBLE.
 - TREES SHALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.



- ### LEGEND
- EXISTING TREE TO REMAIN, AS DESIGNATED ON PLANS.
 - TREE DRIP LINE.
 - HEAVY DUTY SUELF-POST 6" O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
 - ORANGE TWIST BARRIER FENCING, 45" TALL ATTACHED WITH ZIP TIES, MINIMUM 4' PER STAKE SQUARELY SPACED.
 - SIGNAGE STAKING "TREE PROTECTION AREA" SHALL BE PLACED ON FENCING AT 15' INTERVALS.
 - EXTENDING FENCING 6' BEYOND DRIP LINE OF PROTECTED TREES WHERE POSSIBLE, OR AS OTHERWISE SHOWN ON PLANS.
 - ALL FENCING AND SIGNS SHALL REMAIN IN PLACE DURING ALL GRADING AND CONSTRUCTION ACTIVITIES.
 - EXISTING GRADE.
 - UNDISTURBED LEAF LITER.
- NOTE: ALL EXCEPTIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST PRIOR TO START OF WORK.

TREE PROTECTION DETAIL

MITIGATION NOTE: DUE TO THE LIMITED PLANTING SPACE ON SITE THE APPLICANT IS PROPOSING THE PLANTING OF THREE 36" BOX QUERCUS AGRIFOLIA; COAST LIVE OAKS IN LIEU OF THE 20, 1 GALLON OAK SEEDLINGS REQUIRED AS MITIGATION FOR THE REMOVAL OF 2 MATURE OAKS AS PART OF THE SITE DEVELOPMENT.



TREE INVENTORY PLAN - AREA ENLARGEMENT

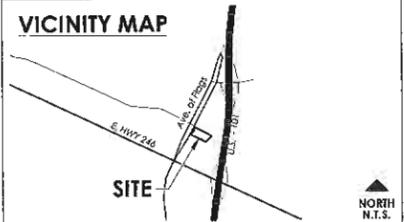
0 4 8 16
SCALE: 1" = 8'-0" NORTH

Tree #	Species	Common Name	DBH	Canopy	Disposition	Notes
1	Psidium sp.	Guava	4	See T-1.0	2	To be removed due to Construction
2	Rambucus spp.	Flenderberry	14	See T-1.0	2	To be removed due to Construction
3	Eucalyptus sideroxylon	Red Ironbark		See T-1.0	2	To be removed due to Construction
4	Eucalyptus sideroxylon	Red Ironbark	24	See T-1.0	2	To be removed due to Construction
5	Enoblyta distans	Bronze Locust	8	See T-1.0	2	To be removed due to Construction
6	Enoblyta distans	Bronze Locust	12	See T-1.0	2	To be removed due to Construction
7	Quercus agrifolia	Coast Live Oak	6	See T-1.0	2	Multi-trunk (6); To be removed due to Construction
8	Quercus agrifolia	Coast Live Oak	10	See T-1.0	2	Multi-trunk (6); To be removed due to Construction
9	Quercus agrifolia	Coast Live Oak	8	See T-1.0	3	Prune back enough for proposed trail
10	Quercus agrifolia	Coast Live Oak	6	See T-1.0	3	Prune back enough for proposed trail
11	Salix Spp.	Willow		See T-1.0	2	To be removed due to Construction
*12	Quercus agrifolia	Coast Live Oak	6	See T-1.0	3	Prune back enough for proposed trail
*13	Quercus agrifolia	Coast Live Oak	7	See T-1.0	3	Prune back enough for proposed trail
*14	Quercus agrifolia	Coast Live Oak	6	See T-1.0	3	Prune back enough for proposed trail
15	Quercus agrifolia	Coast Live Oak	6	See T-1.0	3	Prune back enough for proposed trail
16	Quercus agrifolia	Coast Live Oak	3	See T-1.0	3	Prune back enough for proposed trail
17	Quercus agrifolia	Coast Live Oak	10	See T-1.0	3	Multi-trunk (2); Prune back enough for proposed trail

* Final disposition of tree shall be determined in field prior to construction of proposed trail. Surveyor to space out original trail and proposed realignment for decision by Landscape Architect & Arborist.

TREE INVENTORY LEGEND

SYMBOL	NAME
	TREE PROTECTIVE FENCING SEE TREE PROTECTION NOTES
	EXISTING TREE CANOPY
	EXISTING TREE CANOPY TO BE REMOVED
	TREE TRUNK
	PROTECTIVE SILT FENCING



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REVISION DATE _____

SHEET TITLE
TREE INVENTORY PLAN

OWNER M&I Development Company

DATE 2020.07.28

PROJECT NO. 22005

SHEET NO.
T-1.0



NOT FOR CONSTRUCTION



WALL LEGEND

Exterior 2x6 stud wall	
Exterior 2x6 stud wall (1 hour rated)	
Interior 2x6 stud wall	
Interior 2x4 stud wall	
Interior demising wall (1 hour rated)	

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

Creekside Village

480 Ave Of Flags,
 Buellton, CA 93427

PROJECT #: 18C246

NO.	DESCRIPTION	DATE
1	Preliminary Planning	11/12/2019
2	Planning Re-submittal	07/16/2020

A103
 3RD FLOOR PLAN

PROJECT: 18C246 - Creekside Village - 480 Ave of Flags, Buellton, CA 93427 - 3RD FLOOR PLAN - 07/16/2020 - 11/12/2019 - 11/12/2019 - 07/16/2020 - 11/12/2019 - 07/16/2020

